



# CITY OF CARSON CALIFORNIA

HOUSING ELEMENT

OF THE

GENERAL PLAN

Prepared by the

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

and

REDEVELOPMENT DIVISION

Revised
December 3, 1984

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## Planning Commission

and

#### City Council Actions

On December 6, 1971, the City Council approved the original Housing Element for the City of Carson with the adoption of Resolution No. 71-181.

On October 27, 1981, the Planning Commission recommended certain amendments to the General Plan (Phase II), to the City Council, as set forth in Resolution Nos. 81-596 through 81-613. The Housing Element was included in these amendments. On December 11, 1981, the City Council amended the Housing Element with the adoption of Resolution No. 81-253.

The Planning Commission, at its October 9, 1984 meeting, with the adoption of Resolution No. 84-790, recommended to the City Council that the Housing Element be amended. The City Council, at its December 3, 1984 meeting amended the Housing Element with the adoption of Resolution No. 84-187.



## CHAPTER I. INTRODUCTION

This amendment to the Housing Element of the Carson General Plan provides an analysis of present and future housing conditions and problems, and recommends a housing program which will enable Carson to deal with its housing needs over the next five years.

In order to improve the City's housing status, the City must focus heavily upon its issues and problems with the intent of solving them. This is important since good housing: (1) attracts solid, stable citizens who contribute to the community; (2) improves the community image; and (3) provides a better living environment for the community's residents. Implementation of the Housing Element must, therefore, be a high priority.

## Authorization and Requirements of the Housing Element

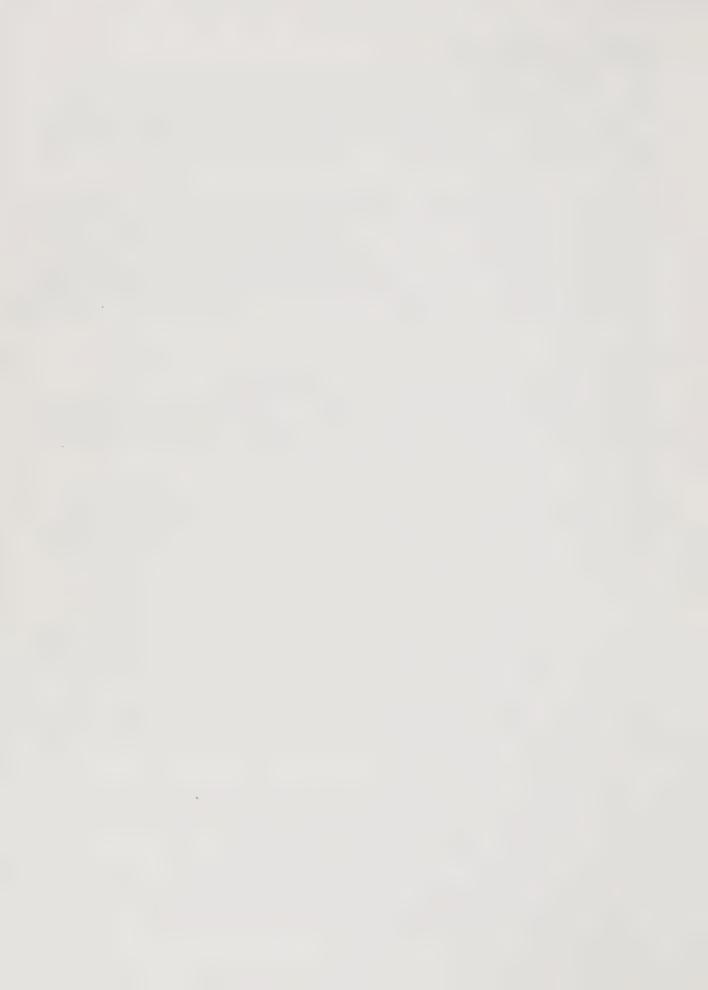
The State of California passed legislation in 1969 which required every city to prepare a housing element as part of its general plan. Accordingly, in 1971 Carson adopted its first Housing Element.

The initial requirements of the California Government Code were broadened by the Housing and Home Finance Act of 1975, and resultant Housing Element Guidelines were issued on November 17, 1977. These guidelines focus on two fundamental components of the local planning effort:

- (1) The evaluation of the housing needs of all economic segments of the community; and
- (2) The development of a housing program which makes adequate provisions for these identified needs.

In September of 1980, the State Legislature passed a law which added more specificity to the existing 1977 Housing Element Guidelines. The State legislature has found and declared that:

- The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- 2. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.



- The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
- 4. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

Included in the revised guidelines is a requirement that the regional council of governments (Carson is within the jurisdiction of the Southern California Association of Governments) develop regional allocations of housing needs for households of all income levels. According to the new rules, such an analysis is essential to localities for developing their housing element programs. In 1981, the City of Carson revised its Housing Element to reflect the new requirements of Article 10.6 of Title 7 of the Government Code.

The Government Code requires all cities to review their housing element as frequently as necessary to determine: the appropriateness of adopted goals, policies and objectives; the effectiveness of the housing element to attain the community's housing goals and objectives; and the progress of implementation. Every city must revise its housing element every five years, except that the first revision must occur by July 1, 1984. Prior to adopting this amendment, the City will provide every opportunity for public participation at informal workshops and/or public hearings.

The purpose of this amendment process, therefore, is three-fold. First, there is a review of Carson's 1981 Housing Element to determine the effectiveness of its goals and objectives and level of implementation attainment. Where changes were warranted, they are explained and incorporated in this document. Second, the statistical data contained in the City's present Housing Element require updating. Although the Element was adopted in 1981, detailed information from the 1980 U. S. Census was unavailable at that time. Third, the Element has been prepared as a response to local housing needs in order to bring about a safe, attractive, affordable residential environment.

The State recognizes that each city is best capable of determining what efforts are required to contribute to the State housing goal given the economic, environmental and fiscal factors endemic to each jurisdiction. Consequently, a city's quantified housing objectives need not coincide with the identified need, but should establish the maximum number of housing units that can be constructed, rehabilitated or conserved over a five-year time period.



## Organization

This amendment to the Carson Housing Element identifies and analyzes existing and projected housing needs; states goals, policies, quantified objectives; and schedules programs for the preservation, improvement and development of housing. The Housing Element contains:

- An analysis of population and employment trends and existing and projected housing needs for all income levels, including Carson's share of the region's housing needs.
- 2. An analysis of Carson's household characteristics including level of payment compared to ability to pay, overcrowding and housing stock condition.
- 3. An inventory of land suitable for residential development in Carson.
- 4. An analysis of potential and actual governmental and non-governmental constraints upon the maintenance, improvement or development of housing for all income levels.
- An analysis of special housing needs, such as those of the elderly, handicapped, large families and families with a single-parent head of the household.
- 6. An analysis of opportunities for energy conservation with respect to residential development.

In relation to implementing the City's housing policies, this document represents the first of many steps in effectively solving Carson's housing needs. Therefore, this element should not be viewed as the final product of the City's involvement with the subject of housing. The implementation phase is the most critical; this amendment to the Housing Element is merely the initiating force.



### CHAPTER II. CITY PROFILE

The City of Carson is within the six-county Southern California Association of Governments (SCAG). As part of this region, Carson shares many of the housing problems and opportunities experienced elsewhere. Its diversity in land use, ethnic composition, recreation and housing makes Carson an attractive place to work and to live. Like the region as a whole, housing construction has not kept up with the demand for housing. High interest rates and construction costs have priced home ownership out of the reach of most families. In fact, few families now living in their own homes could afford to buy their own houses today. Housing affordability in the 1980s has become a serious issue. According to census figures, the median home value in Carson increased at an annual rate of 22 percent during the 1970s. Median family income during the same period of time increased at an annual rate of 11 percent, one-half the rate of housing costs. Further, mortgage loan rates have practically doubled. Therefore, the ability to buy new homes has been substantially impaired. In addition, very little rental housing exists or has been constructed in the City since the early 1970s.

## Demographics

## 1. Population

The City of Carson's population was counted at 81,221 by the 1980 U. S. Census (see Table No. 1). This is an increase of 5.3 percent from the 1970 population figure of 77,150.

Carson's age structure is still relatively young as compared to the state. However, the City's population is growing older. In 1970, the median age in Carson was 22; in 1980, the median age increased to 27.3 years. While 36.5 percent of the City's population was 18 years of age or younger in 1980, this is a decrease from 46.7 percent in 1970. The percentage of Carson residents 60 years of age or older has increased from 4.8 percent in 1970 to 8.6 percent in 1980.

TABLE 1. Carson's Population Growth - 1960-1980

Date	Population	Population Added	Percent Change
1960 1970 1980	38,059 77,150 <b>*</b> 81,221	39,091 4,071	+102.7% +5.3%

\*Includes Dominguez Area which was not annexed to Carson until 1972.

Source: U. S. Bureau of the Census



TABLE 2. Population By Age - 1970, 1980

	Car	son	California		
	1970*	1980	1970	1980	
Median Age	22.0 years	27.3 years	28.1 years	29.9 years	
Youth (Not more than 18 years old	46.7%	36.5%	35.0%	28.8%	
Elderly (At least 60 years old)	4.8%	8.6%	12.9%	14.4%	

\*Excluding Dominguez Area

Source: U. S. Bureau of the Census

#### 2. Ethnicity

As shown in Table 3, the City of Carson has a heterogenous mix of various ethnic groups. This diversity in ethnic composition is one of the City's primary strengths. There is no one category that commands a majority in the City. White, Black and Spanish-origin individuals comprise 84.3 percent of the City's population. However, many other ethnic groups - Japanese, Filipino, Korean, Hawaiian, Guamanian and Samoan - also exceed state percentages.

TABLE 3. Persons By Race\* - 1980

	Cars	on	California		
Total Population	81,221	Percent	23,667,902	Percent	
White Black Spanish Origin* Filipino Samoan Japanese Korean Am. Indian Chinese Guamanian Hawaiian Vietnamese Asian Indian Eskimo	25,976 23,583 18,926 6,892 1,820 1,510 1,026 628 338 334 254 187 97	32.0% 29.0 23.3 8.5 2.2 1.9 1.3 0.8 0.4 0.4 0.3	15,763,992 1,783,810 4,544,331 357,492 20,089 261,822 103,845 198,155 322,309 17,673 23,086 89,601 57,901 1,734	66.7% 7.5 19.2 1.5 0.1 1.1 0.4 0.8 1.4 0.1 0.1 0.4 0.2	
Aleut Other	(*)	(*)	1,480 120,582	0.5	

Source: U. S. Bureau of the Census

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<sup>(\*) &</sup>quot;Spanish Origin" was not defined as a race by the Census Bureau. Those responding to Spanish Origin were distributed among the White, Black and Other categories. This resulted in a statistical anomaly for the "Other" category.



## 3. Handicapped Persons

The number of handicapped persons in a city has important housing implications. Almost 9 percent of all Carson residents between the working ages of 16-64 have a work disability. Another 5 percent are prevented from working as a result of their handicap. According to the State Department of Rehabilitation, the largest proportion of handicapped persons have a skeletal or muscular disability. These limitations need to be addressed in housing the disabled. Since November, 1981, the City has required residential developments of more than 20 units to set aside at least one (1) dwelling for the handicapped.

### 4. Farm Workers

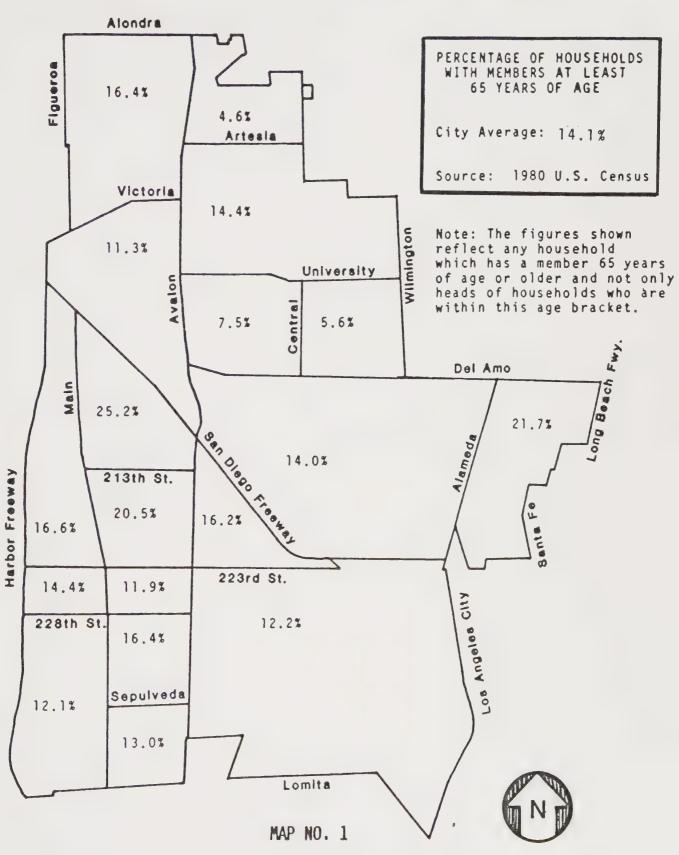
The State of California Government Code requires that each city's housing element address the housing needs of farm workers. This is particularly important in rural areas having substantial numbers of migrant workers. While SCAG's 1983 Regional Housing Allocation Model identifies 81 farm worker households in Carson (73 of which are very low- or low-income families), it is difficult to draw a distinction between their particular housing needs and any other employment category in a highly urbanized area such as Carson. Farm worker households will be eligible for the same housing assistance programs as all other households.

## 5. Elderly

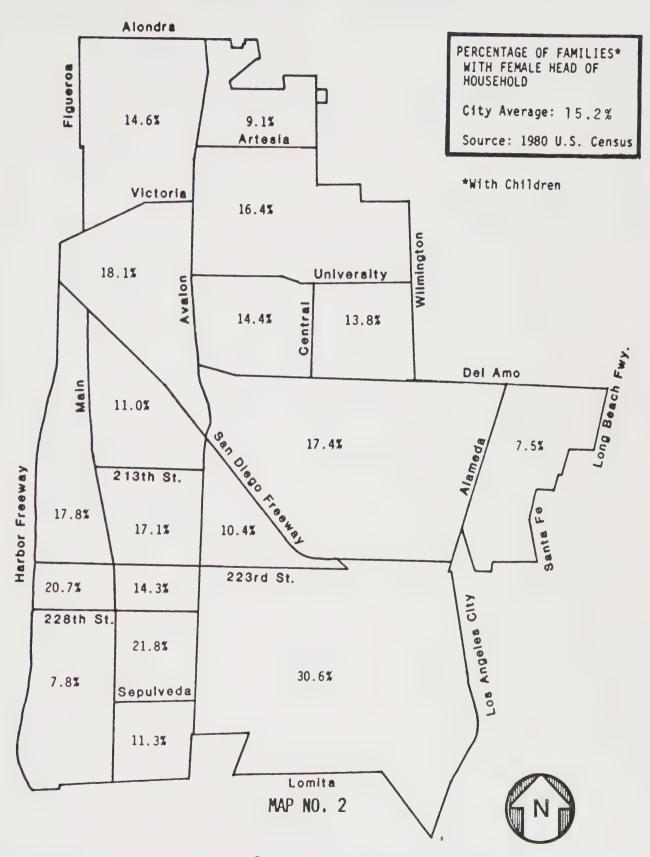
In the City of Carson there are 3,317 households (14.6 percent) which have a household member 65 years of age or older. In 1980, 5.4 percent of Carson's population was at least 65 years of age. While this figure is below the State's percentage (10.2 percent), it represents a climb from the 1970 Census when only 3.0 percent of Carson's residents were 65 years of age or older. The highest percentage of households with elderly residents can be found in the area bounded by 213th Street, Main Street, Avalon Boulevard and the San Diego Freeway.

The number of elderly individuals, as well as disabled persons, is an important planning concern. Both groups share similar problems in that housing often contains physical barriers which prevent their use by the aged or handicapped.

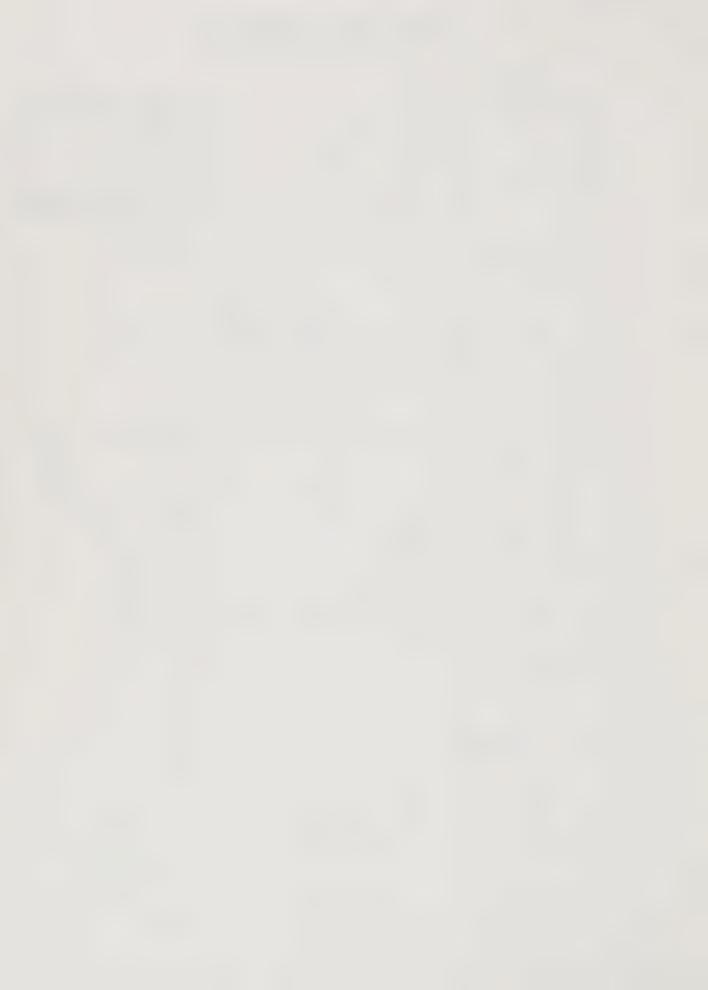


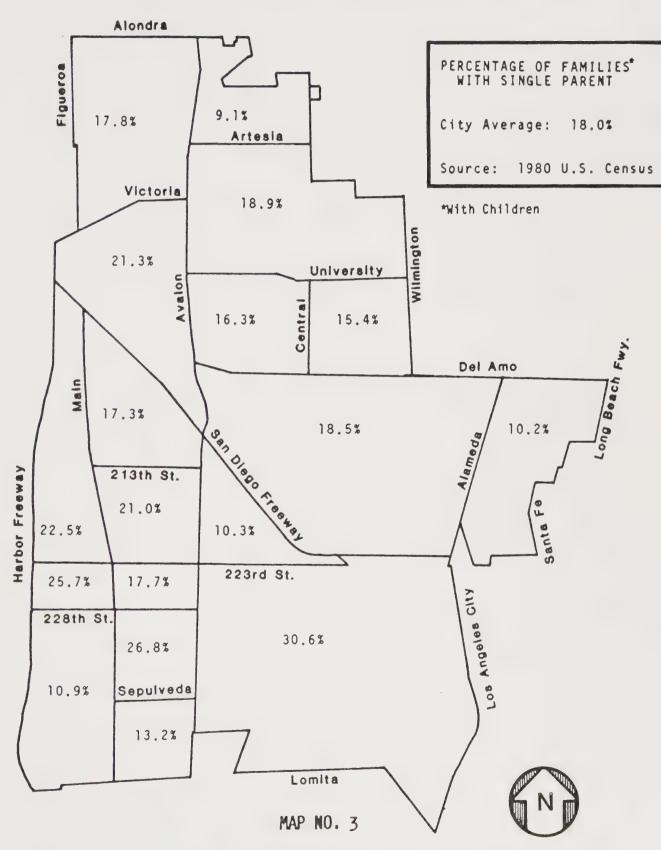


Community Development Department

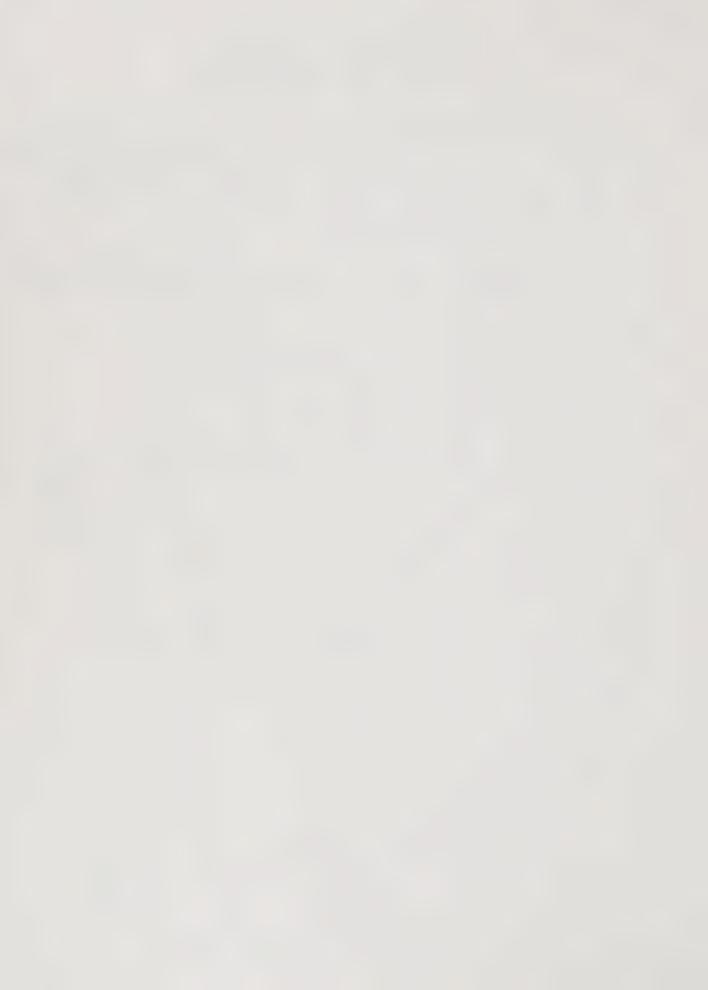


Community Development Department





Community Development Department



Carson's 1982-1985 Housing Assistance Plan prepared for the Federal Housing and Community Development Block Grant has identified 195 lower income housing units occupied by elderly which are in need of rental subsidy.

## 6. Female Heads of Households/Single Parent Families

Although the Government Code requires the Housing Element to address the special needs of female heads of households, any household with a single parent has similar needs regardless of whether the parent is a male or female. The number of single parent families has implications in terms of child care, recreation programs, and other social services. In Carson, the 1980 U. S. Census shows that 18.0 percent of all families had single parents, and 15.3 percent of all households had a female head with no spouse. The highest percentage of families with a female head of the household (30.6 percent) and the highest percentage of single-parent households (30.6 percent) are found in the census tract south of 223rd Street and east of Avalon Boulevard, primarily in the Scottsdale residential complex.

#### 7. Employment

Present and projected employment levels directly impact the need for housing. The employment figures are a key component of SCAG's 1983 Regional Housing Allocation Model which is discussed in greater detail in the next section.

In California, more people are employed by manufacturing concerns than any category. Over one-third of the labor force residing in Carson is employed in manufacturing; in Los Angeles County, this figure is about 25 percent; and in the State, the figure is 20 percent. (See Table No. 4.)

The percent of Carson residents 16 years of age or older who were unemployed in 1980 was 5.8 percent. This compares favorably to Los Angeles County (6.0 percent unemployed) and California (6.5 percent unemployed). The City's 15 largest employers are shown in Table No. 5.

Studies conducted by the Urban Land Institute have concluded that each 250 square feet of new office area or each 500 square feet of new industry generate one new employee. The <u>Carson Economic Base/Cost-Revenue Study</u> (1978) concluded that 10.5 percent of all employees working in Carson reside in the City. The 1980 U. S. Census shows that there is an average of 1.0 employee per household in Carson. Using these factors, it can



be shown that one new housing unit is necessary in Carson for each 2,381 square feet of new office floor space or for each 4,762 square feet of new industrial floor space.\*

<sup>\*</sup>For example, if 100,000 square feet of new office area is built, the construction will result in 400 new employees (100,000 divided by 250 square feet). Of the 400 new employees, 10.5 percent are likely to reside in Carson. This means 42 new employees will reside in Carson. Given the 1980 U. S. Census ratio of 1.0 employee per household in Carson, the 42 new employees will require 42 new housing units. In Carson, therefore, 42 new units are needed for each 100,000 square feet of new office construction. Since industrial development requires one-half the housing, the ratio becomes one new housing unit for every 4,762 square feet of new industrial construction.

TABLE 4. EMPLOYMENT BY CATEGORY - 1980

	Car	son	Los Angelo	es County	Califo	rnia
Category	No. of Employees	Percent	No. of Employees	Percent	No. of Employees	Percent
Agriculture, Forestry, Fisheries, Mining	442	1.2%	43,741	1.3%	371,288	3.5%
Construction	1,235	3.3	154,612	4.4	601,822	5.7
Manufacturing Non-Durable Goods	3,528	9.4	289,895	8.3	657,689	6.2
Durable Goods	9,103	24.4	601,244	17.3	1,502,149	14.1
Transportation	2,689	7.2	155,685	4.5	456,376	4.3
Communications & Other Public Utilities	998	2.7	92,731	2.7	301,486	2.8
Wholesale Trade	1,918	5.1	166,744	4.8	463,561	4.4
Retail Trade	4,689	12.6	533,364	15.3	1,756,070	16.5
Finance, Insurance and Real Estate	1,567	4.2	249,271	7.2	759,626	7.1
Business & Repair Service	1,752	4.7	203,265	5.8	574,470	5.4
Personal, Entertainment and Recreation Srvcs.	1,044	2.8	195,217	5.6	524,572	4.9
Professional & Related Services Health Services	3,052	8.2	250,413	7.2	745,270	7.0
Education Services	2,433	6.5	250,293	7.2	855,585	8.0
Other Professional	1,160	3.1	170,887	4.9	526,749	5.0
Public Administration	1,736	4.6	121,402	3.5	543,692	5.1
Total	37,346	100.0%	3,478,764	100.0%	10,640,405	100.0%

Source: U. S. Bureau of the Census



TABLE 5. LARGEST EMPLOYERS IN CARSON

Business

Number of Employees

business	Number of Employees
Atlantic Richfield Company 1801 E. Sepulveda Blvd.	Over 500
American Honda Motor Company 100 W. Alondra Blvd.	Over 500
Shell Oil Company 20945 S. Wilmington Ave.	Over 500
Elixir Industries 17819 S. Broadway	Over 250
Intercraft Industries Corp. 771 E. Watsoncenter Road	Over 250
K-Mart Apparel Corp. 23000 S. Avalon Blvd.	Over 250
Nissan Motor Corp. 18501 S. Figueroa Street	Over 250
Huck Manufacturing Company 900 Watsoncenter Road	Over 250
Tomy Corp. 901 E. 233rd Street	Over 250
National Embroidered Emblem Inc. 1176 Sandhill Avenue	0ver 200
Pepsi-Cola Bottling Company 19700 S. Figueroa Street	Over 200
Bergen Brunswig Corp. 22351 S. Wilmington Avenue	0ver 200
Tylan Corp. 23301 S. Wilmington Avenue	Over 150
American Can Company 111 E. Sepulveda Blvd.	Over 150
Aircraft Hydro-Forming, Inc. 131 E. Gardena Blvd.	Over 150

Source: City of Carson Finance Department, 1984.



#### Housing.

The fundamental demographic and life-style shifts over the past decades suggest a more complex and diverse market of new types of housing needs. According to the 1980 U. S. Census, there were 22,753 households in the City of Carson. Of this total, 79.2 percent were owner-occupied dwellings and 20.8 percent were renter-occupied. The number of households in 1980 demonstrates an increase of 4.6 percent from the City's special census taken in 1975 and an increase of 14.7 percent from 1970. The number of households is expected to rise to 24,685 units in 1990 according to SCAG's 1983 Regional Housing Allocation Model, as extended.

#### 1. Household size

Factors such as delayed marriage and childbearing, smaller families, an increased divorce rate and growing numbers of young single people and older "empty nesters" have altered the shape of the housing market. In Carson, the average household size has decreased from 3.97 persons in 1970 to 3.57 persons in 1980. SCAG estimates that by 1988, the household size will be further reduced to 3.45 persons.

TABLE 6. Carson Housing Units and House
---

Date	Population In Housing Units	Total Housing Units	Occupied Housing Units	Average Household Size (Persons/Unit)	Vacancy Rate
1970*	71,150	18,430	17,923	3.97	2.8%
1975	78,261	22,552	21,757	3.60	3.5%
1980	81,221	23,259	22,753	3.57	2.2%
1988**	83,513	24,824	24,236	3.45	2.4%

<sup>\*</sup>Including Dominguez Area

Source: U. S. Bureau of the Census

#### 2. Rooms Per Unit in 1980

The U. S. Bureau of the Census asked residents how many household rooms were used for living purposes. This information assists in determining the size of a dwelling and relates to overcrowded conditions. The term "rooms" includes living rooms, dining rooms, kitchens, bedrooms and family

<sup>\*\*</sup>SCAG's 1983 RHAM Estimates



rooms/dens; excluded are bathrooms. In Carson, the median number of rooms in owner-occupied households is 5.5; in renter-occupied households, the median is 4.1 rooms. As shown in Table 7, the average owner unit is about the same size as found in Los Angeles County; Carson's average renter unit, however, is 20 percent larger.

TABLE 7. Size of Housing Units

Carson Los Angeles County

Number of Rooms	Owner- Units	Occupied Percent	Renter- Units	-Occupied Percent		Occupied Percent	Renter C Units	Occupied Percent
1	56	0.3%	167	3.5%	5,165	0.4%	123,405	8.8%
2	290	1.6%	472	10.0%	22,744	1.7%	205,304	14.6%
3	1,358	7.5%	843	17.8%	66,621	5.0%	402,431	28.6%
4	2,306	12.8%	1,402	29.6%	163,481	12.4%	383,249	27.2%
5	4,856	27.0%	1,080	22.8%	356,961	27.0%	192,226	13.7%
6	4,380	24.3%	489	10.3%	358,364	27.1%	69,966	5.0%
7	3,225	17.9%	214	4.5%	194,890	14.7%	20,276	1.4%
8 or more	1,543	8.6%	72	1.5%	155,171	11.7%	10,215	0.7%
Median	5.5		4.1		5.6		3.4	

Source: U. S. Bureau of the Census

### 3. Overcrowding

One way for households to reduce housing costs is by increasing the members to the household (i.e., by taking in boarders or sharing expenses with unrelated individuals). In some cities, this has resulted in extreme overcrowding. The U. S. Bureau of the Census measures overcrowding by the number of households occupied by more than one person per room (excluding bathrooms). In 1980, 12.5 percent owner-occupied units in Carson were overcrowded and 21.8 percent renter-occupied units were overcrowded. While these numbers are down from 1970 (13.9 percent and 23.2 percent, respectively), Carson's 1980 figures are considerably higher than both Los Angeles County (6.6 percent and 15.5 percent, respectively) and the state (4.5 percent and 11.0 percent, respectively).

The census tract with the highest degree of overcrowding is between 223rd Street, Avalon Boulevard, 228th Street and Main Street. This is the neighborhood of Thorsen Homes, a target area identified for the Housing and Community Development Block Grant.



TABLE 8. Overcrowded Units

Date	Location	Total Owner Occupied Units	Total Owner Units Overcrowded	Total Renter Occupied Units	Total Renter Units Overcrowded
1970	Carson*	13,441	1,863 (13.9%)	4,482	1,040 (23.2%)
1980	Carson	18,014	2,246 (12.5%)	4,739	1,033 (21.8%)
1980	Los Angeles County	1,323,397	86,878 (6.6%)	1,407,072	218,356 (15.5%)
1980	California (Urban)	4,326,321	192,539 (4.5%)	3,606,090	396,915 (11.0%)

Source: U. S. Bureau of the Census

## 4. Vacancy Rates

A vacancy rate of 5 percent is believed to be the ideal standard for providing housing choice, mobility and potential for upgrade. This theoretical vacancy figure has been absent from the Los Angeles metropolitan scene for many years. As an indicator, however, it is a good benchmark by which comparisons may be shown. In 1970, 1.3 percent of the owner-occupied units in Carson were vacant; 3.9 percent of the renter-occupied units in Carson were vacant in 1970. In 1980, these percentages decreased to 0.8 percent and 3.6 percent, respectively. The reduction translates into an even greater unmet demand for housing. As shown below, the 1980 vacancy figures for Carson are lower than those for both Los Angeles County and the State of California.

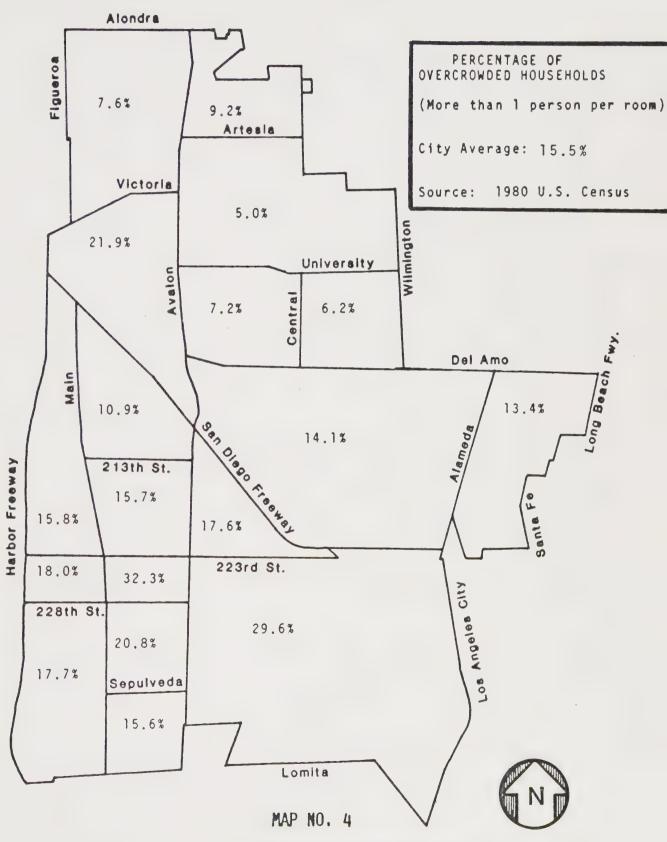
TABLE 9. Vacancy Rates by Tenure

Date	Location	Owner Units	Renter Units
1970	Carson	1.3%	3.9%
1980	Carson	0.8%	3.6%
1980	Los Angeles County	1.8%	3.9%
1980	California*	2.3%	5.0%

Source: U.S. Bureau of the Census

\*Urbanized Areas

<sup>\*</sup>Excluding Dominguez Area which was not annexed to Carson until 1972.



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Given the known mobility rate for the City of Carson, SCAG's Regional Housing Allocation Model has identified a 1990 vacancy goal of 2.4 percent, or 599 housing units. The tenure of these vacant units will be 357 owner-occupied units and 242 renter-occupied units.

As shown by the following map, the demand for housing, as reflected by the vacancy rate is generally uniform throughout the City. Exceptions to this finding can be found in three census tracts south of 223rd Street. Inflated vacancy rates are explained by specific circumstances in each area at the time the census information was gathered. The tract south of 223rd Street and west of Main Street (with a vacancy rate of 6.6 percent) was influenced by homes that were acquired by the redevelopment agency for a park site, as well as recently built, yet unoccupied condominiums. The tract south of 228th Street and west of Avalon Boulevard (with a vacancy rate of 8.2 percent) was affected by a major landholder undertaking structural rehabilitation of 402 substandard, abandoned units. The third tract, which is south of 223rd Street and east of Avalon Boulevard (with a vacancy rate of 4.2 percent) was affected by the high rental vacancy at the Scottsdale residential complex.

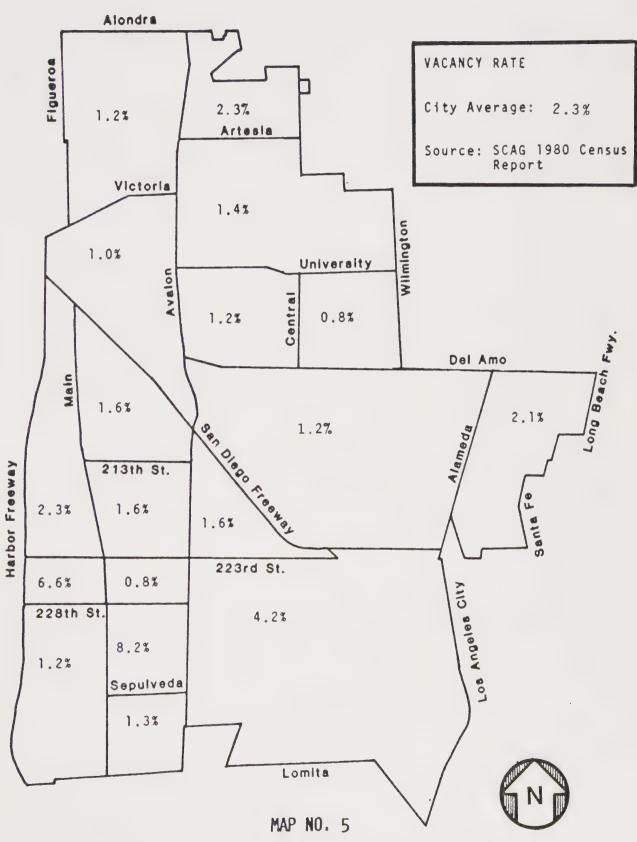
#### 5. Large Families

In 1970, large families (5 or more persons per household) accounted for 36.2 percent of all owner-occupied units in Carson and 32.2 percent of all renter-occupied units. In 1980, these percentages fell to 28.2 percent and 25.3 percent, respectively. However, as indicated below, the 1980 Carson figures still greatly exceed the county's and state's percentages. Notwithstanding cultural and ethnic variations, large family size is another indicator of overcrowded conditions and a need for more housing at affordable levels.

Carson's 1982-1985 Housing Assistance Plan, prepared for the Federal Housing and Community Block Grant has identified 339 lower income large family households which are in need of rental subsidy.

The census tract between 228th and 223rd Street and between Avalon Boulevard and Main Street has the highest percentage of large families. This is the location of the Thorsen Homes neighborhood.





Community Development Department

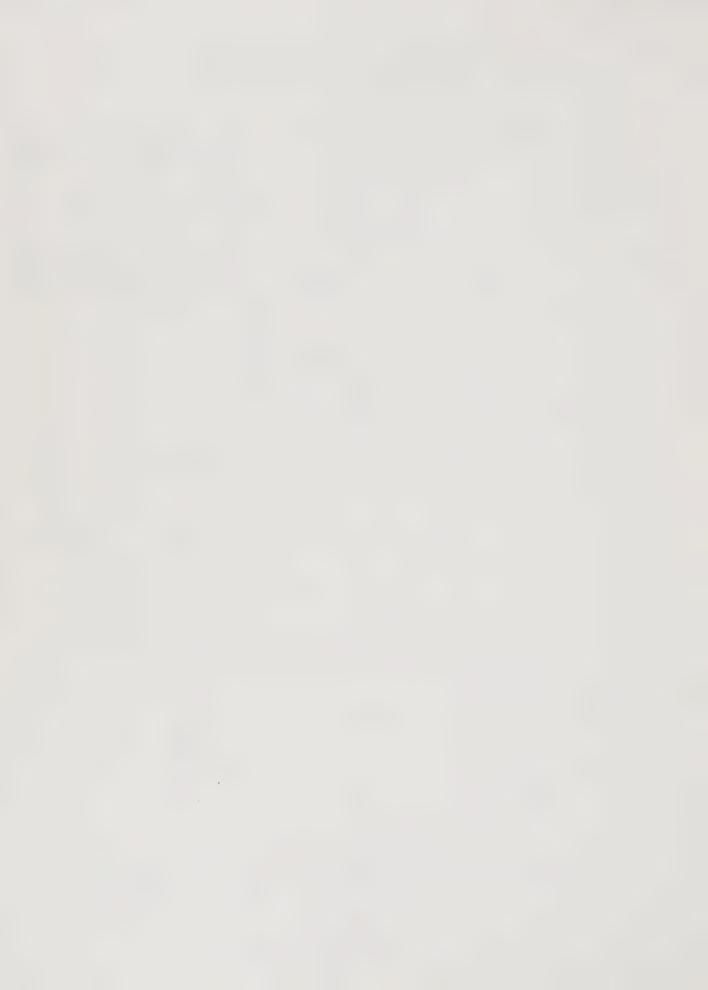


TABLE 10. Large Families by Tenure

Date	Location	Owner- Occupied	As % of all Owner Units	Renter- Occupied	As % of all Renter Units
1970	Carson*	4,859	36.2%	1,445	32.2%
1980	Carson	5,084	28.2%	1,201	25.3%
1980	Los Angeles County	221,573	16.7%	150,844	10.7%
1980	California**	636,337	14.7%	339,572	9.4%

Source: U. S. Bureau of the Census

#### 6. Household Income

In 1980, Carson's median household income was \$23,797. In the City, 6.4 percent of all families' income was below the poverty level (for a family of four this means an annual income of less than \$7,412). In Los Angeles County and for the State of California, the percent of all families' income falling below the poverty level was 10.5 percent and 8.7 percent, respectively.

The lowest median household income and highest percentage of families below the poverty level is found in the census tract south of 223rd Street and east of Avalon Boulevard, the location of the Scottsdale residential complex.

## 7. Housing Value

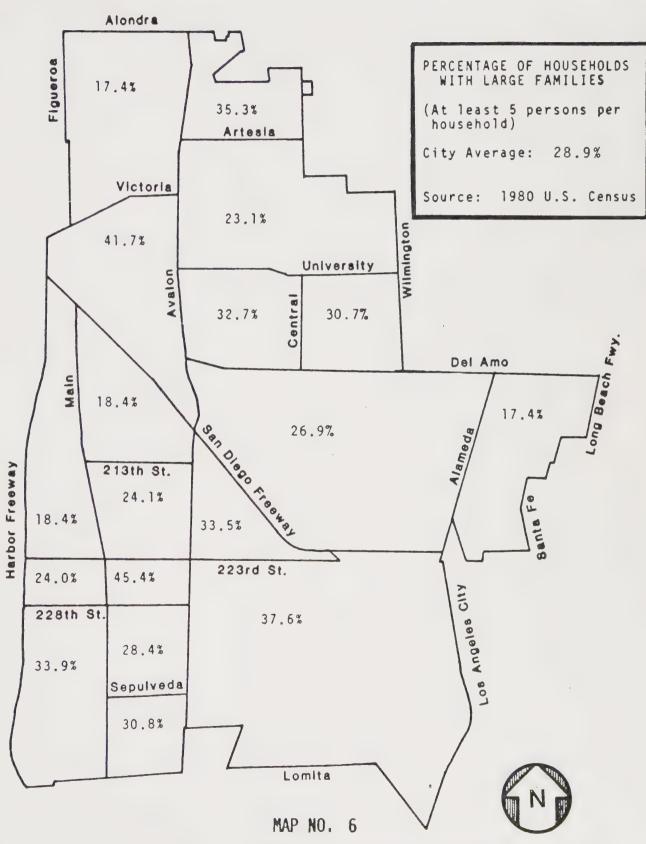
In 1980, the median valued house in Carson was \$81,800. The range in median value by census tract was from \$63,000 to \$90,600. (Data on housing value are provided by property owner estimates, not by market or sales estimates.) The census tracts with more recently built homes generally had a higher median value. As expressed earlier, household income during the 1970s increased at an annual rate of 11 percent. During the same decade, however, the value of housing increased 22 percent per year, thereby putting home ownership beyond the reach of many families.

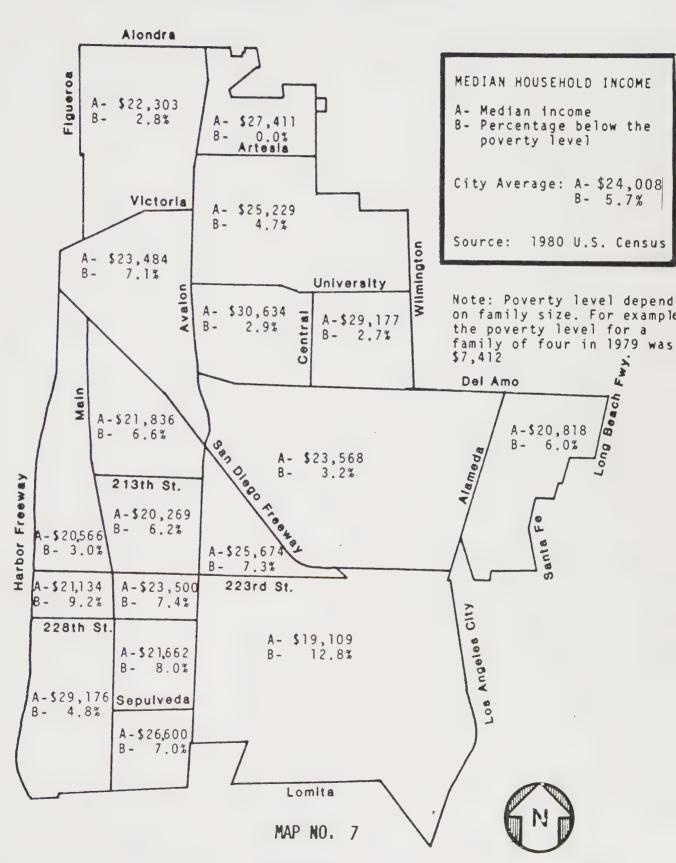
The lowest housing value is generally found in the census tract south of 223rd Street and east of Avalon Boulevard, the location of the Scottsdale development.

<sup>\*</sup>Excluding Dominguez Area

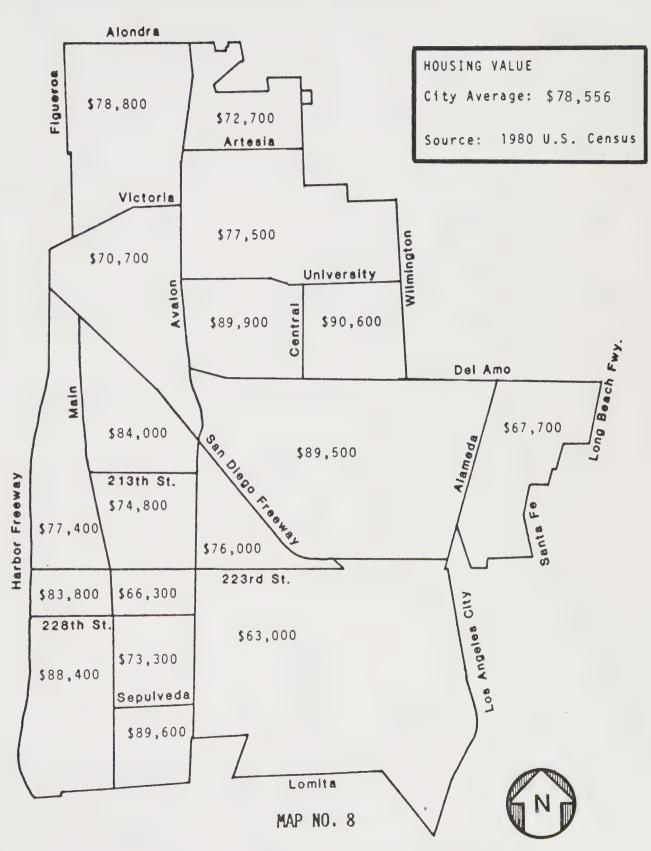
<sup>\*\*</sup>Urban













#### 8. Housing Costs

The ability of households to pay for their housing is a function of both income and the cost of housing. As shown below in Figure No. 1, the median monthly mortgage payment for Carson homeowners in 1980 was lower than both Los Angeles County and the State of California. In terms of gross monthly rent, the opposite comparison existed in 1980. The median monthly gross rent for Carson renters was higher than both Los Angeles County and the State of California. The relatively high rent in Carson would seem to demonstrate an unmet demand for rental housing and a predominance of single-family homes versus apartments.

For years the accepted standard for housing costs was 25 percent of income. In 1980, 48.6 percent of all rental households were paying at least 25 percent of their income toward housing. In fact, 28.7 percent of all households were paying at least 35 percent of their income toward rent. Because traditionally mortgage payments were fixed while household income increased, the situation in owner-occupied units is somewhat better. Even so, 26.8 percent of owner-occupied households are paying at least 25 percent of their income toward the mortgage. And 14.3 percent of all homeowners are paying at least 35 percent of their income towards monthly mortgage payments.

One would expect to find higher mortgage payments, rents, and higher percentage of housing cost-to-income to occur in newer residential areas where home prices are relatively high. True to form, in Carson these conditions are found in the Dominguez Hills area.

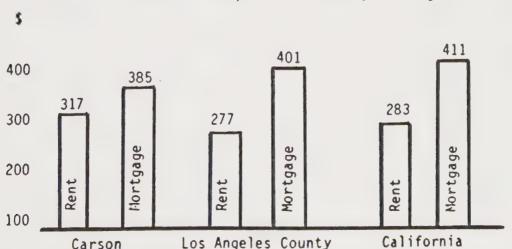
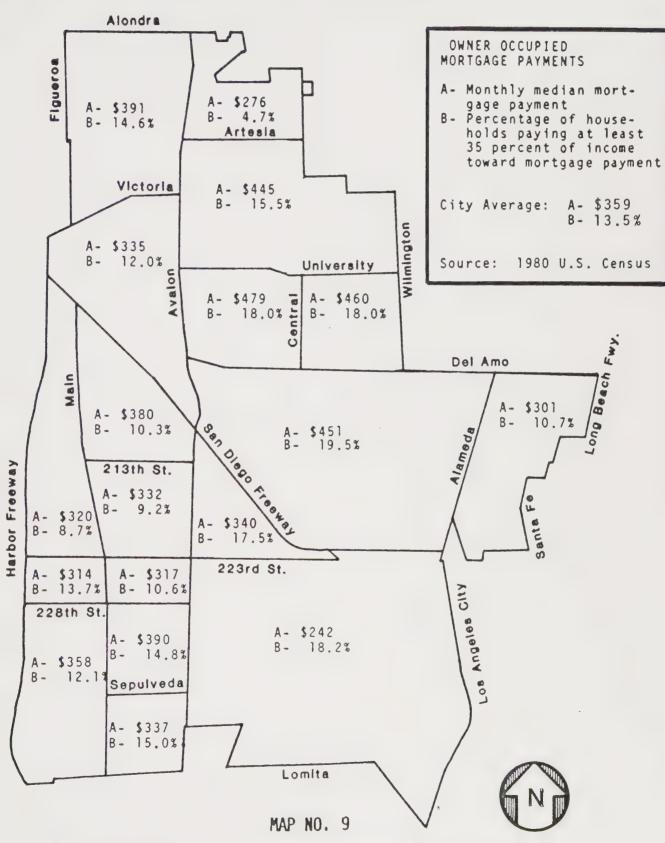


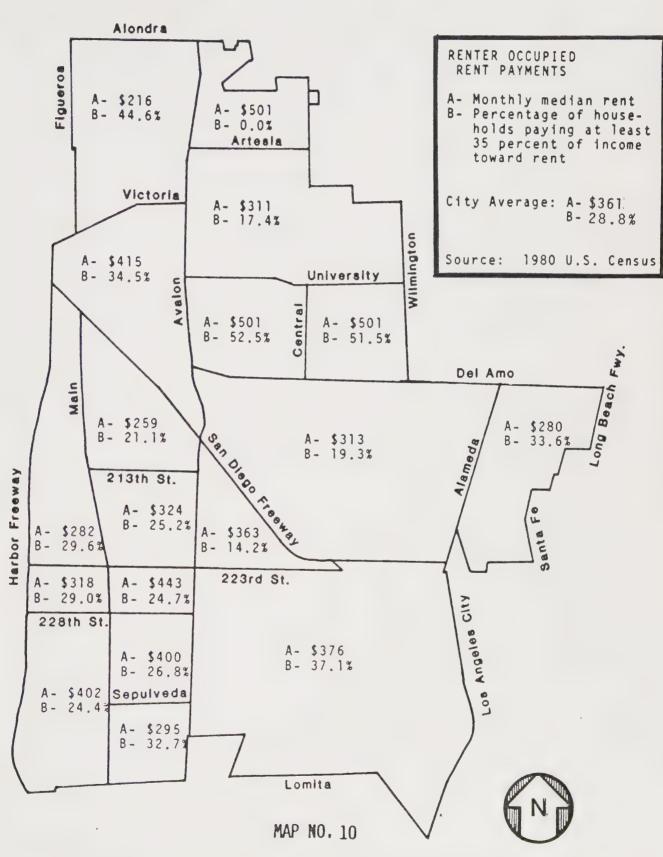
FIGURE 1. Comparative Monthly Housing Costs

Source: 1980 U. S. Bureau of the Census









Community Development Department



#### 9. Housing Conditions

The condition of any city's housing stock is a function of the quality of original construction, age, and maintenance. Carson is fortunate in that its housing is not as relatively old as dwellings in Los Angeles County or the State of California. In Carson, 34.5 percent of all owner-occupied units were built prior to 1960. In Los Angeles County and for California, the figures are 68.3 percent and 49.3 percent, respectively. For renter-occupied units, 47.8 percent of Carson's total was built before 1960. In Los Angeles County and for California, the figures are 59.4 percent and 50.4 percent, respectively.

The newer housing in Carson exists in the Dominguez Hills area. Older housing can be found in the Lincoln-Dominguez neighborhood (where the median year in which housing was built is 1948), in the Thorsen Homes neighborhood (where the median year in which housing was built is 1954), and in the neighborhood around Avalon Greens (where the median year in which housing was built is 1950). The Avalon Greens area, however, is undergoing major rehabilitation of 402 condominiums.

In 1983, a field survey was conducted to determine housing stock condition. This field project was designed to provide an overall quantitative and qualitative portrayal of the City's housing so that "Target Areas" could be designated and corrective measures instituted through various City programs.

As a result of this survey, it was determined that 20 percent of all housing units in the City's eight target areas had minor defects which could be corrected in the course of regular maintenance. (In other areas of the City, only 5.2 percent of all housing fell into this category.) Fully 4.0 percent of all housing in the target areas had major defects which could be corrected only by those in skilled trades. (In the balance of the City, only 0.6 percent of the housing was so designated.) In the target areas, 0.2 percent of the housing was determined to be unsound and required repairs which were so extensive as to be considered uneconomical. (In the balance of the City, only 0.1 percent of the housing was so designated.)



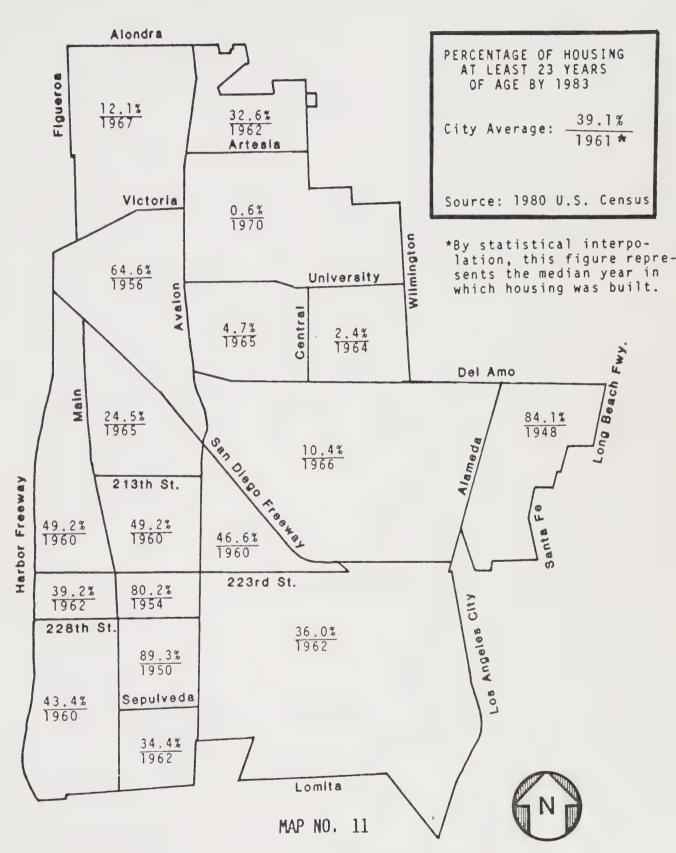
The location of the City's eight target areas is shown on a map which follows.

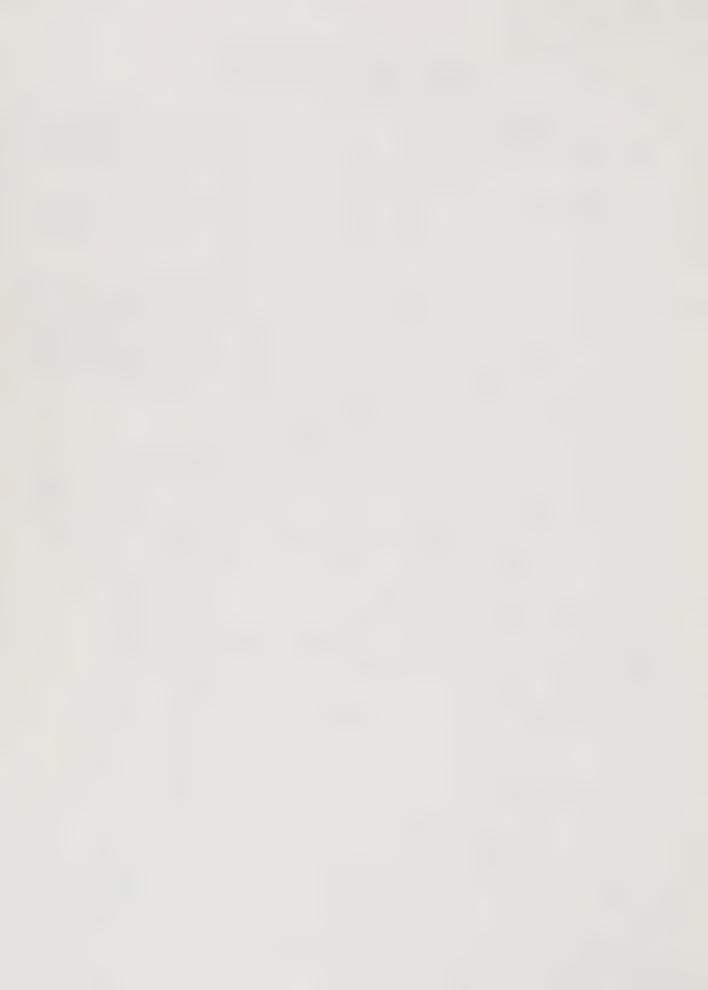
TABLE 11. Age of Housing By Year Constructed

	Car: Units	son Percent	Los Angeles Units	County Percent	California Units Percent		
Owner-Occupied  1979-1980  1975-1978  1970-1974  1960-1969  1950-1959  1940-1949  1939 or earlier	424 1,048 1,720 8,613 4,174 1,693 342	2.4% 5.8 9.5 47.8 23.2 9.4 1.9	22,753 72,327 82,511 242,323 424,859 246,912 231,742	1.7% 5.5 6.2 18.3 32.1 18.7 17.5	170,179 562,380 591,663 1,118,443 1,169,582 575,796 637,341	3.5% 11.7 12.3 23.2 24.2 11.9 13.2	
Renter-Occupied 1979-1980 1975-1978 1970-1974 1960-1969 1950-1959 1940-1949 1939 or earlier	108 142 530 1,694 1,311 768 186	2.3% 3.0 11.2 35.7 27.7 16.2 3.9	21,961 62,070 132,643 354,431 346,782 236,606 252,549 1,407,042	1.6% 4.4 9.4 25.2 24.7 16.8 17.9	93,466 317,352 510,865 968,508 770,719 496,681 646,891 3,804,482	2.5% 8.3 13.4 25.4 20.3 13.1 17.0	

Source: 1980 U. S. Bureau of the Census







# CITY OF CARSON TARGET AREAS Victoria Park Alondra Keystone West Area Northern Neighborhood 232nd Place Thorsen Homes Southern Neighborhood Victoria 237th 192nd 212th 213th 3 Carson Harbor Freeway Lauder 223rd (8) **5** 232nd 228th Dolores 235th 237th Sepulveda Lomita MAP NO. 12 Community Development Department 3/84

TABLE 12. 1983 Housing Condition Survey Target Area Summaries

Target Area	Total Units		de 1 Percent		de 2 Percent		e 3 Percent	Code No.	e 4 Percent
237th	197	182	92.4%	12	6.1%	3	1.5%	0	0
Northern Neighborhood	334	307	91.9	25	7.5	2	0.6	0	0
232nd Place	326	278	85.2	38	11.7	10	3.1	0	0
Thorsen Homes	585	497	85.0	72	12.3	16	2.7	0	0
Southern Neighborhood	163	133	81.6	19	11.7	8	4.9	3	1.8
Keystone	319	100	31.3	155	48.6	60	18.8	4	1.3
West Area	431	266	61.7	149	34.6	16	3.7	0	0
Victoria Park	790	622	78.7	158	20.0	10	1.3	0	0
TOTALS	3,145	2,385	75.8%	628	20.0%	125	4.0%	7	0.2%

Spring-Summer 1983

Carson Community Development Department

#### Condition Codes:

- 1. Sound, no defects.
- 2. Minor defects correctable with regular maintenance.
- 3. Major defects correctable only with assistance by skilled trades.
- 4. Unsound, uneconomical to correct.

#### 10. Housing Factors - Summary

A meaningful exercise is to review the previously described housing factors and rank the City's census tracts according to each factor's magnitude. The higher the ranking, the more negatively affected is the census tract by the factor being reviewed. Finally, all factors can be combined to produce a composite ranking. Table No. 13 and Map No. 13 illustrate the results of this analysis.



The census tract with the highest composite ranking is the area south of 223rd Street and east of Avalon Boulevard, the location of the Scottsdale residential complex. The census tract ranked second is bounded by 228th Street, Sepulveda Boulevard, Main Street and Avalon Boulevard. This tract is the location of the Avalon Greens rehabilitation program. It is likely that after the 402 existing condominiums in this neighborhood are rehabilitated, the tract's ranking will fall. The third highest ranked area is bounded by the western City limits, Avalon Boulevard, Victoria Street and the San Diego Freeway. This census tract contains the Victoria Park neighborhood, a Target Area for Housing and Community Development Block Grant funding. The census tracts with the most favorable rankings are those east of Avalon Boulevard and north of Del Amo Boulevard.



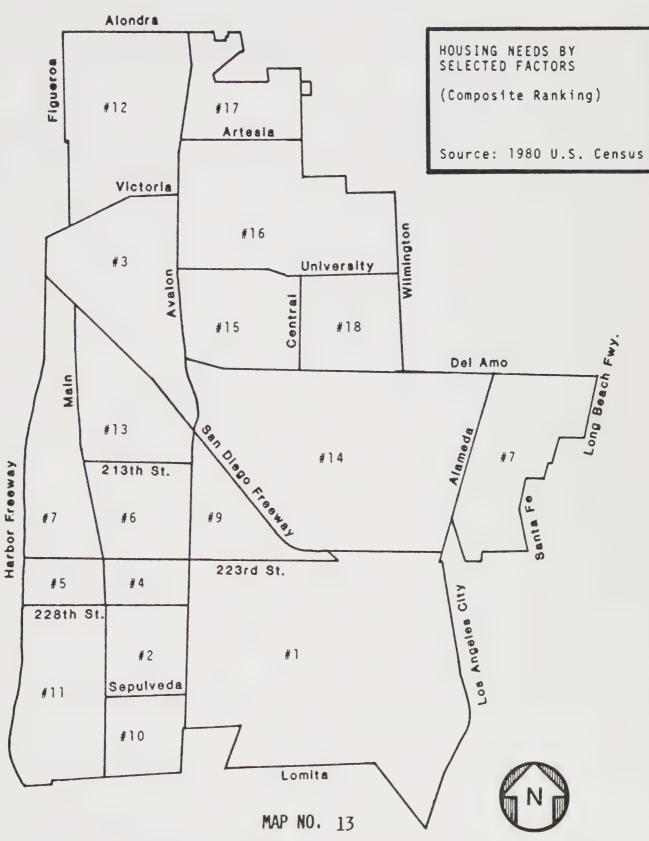




TABLE 13. Ranking of Housing Factors By Census Tract

			J. Nanking	01 1100311	19 140001	3 DJ CEI	1303 17000		
Census Tract	Households with Members at least 65 Years of Age	Single Parent Households	Overcrowded Households	Large Families	Income Below Poverty Level	Lowest Housing Value	Households Paying at Least 35% of Income Toward Housing Cost	Housing At Least	Composite Ranking
5410.02	5	9	15	17	16	11	3	14	12
5431	18	18	14	4	18	5	18	12	17
5433.01	17	13	17	8	17	18	2	17	18
5433.03	10	8	11	10	13	15	10	15	14
5433.21	8	7	18	14	12	10	15	18	16
5433.22	16	12	16	7	15	17	1	16	15
5434	15	5	3	2	6	4	6	4	3
5435.01	4	4	8	15	14	9	11	5	7
5436.01	8	3	5	13	2	12	8	9	5
5436.04	13	15	6	5	11	14	12	8	11
5437.01	14	10	1	1	4	2	13	3	4
5437.02	5	2	4	11	3	6	9	1	2
5437.03	11	14	10	9	7	16	5	11	10
5438.01	1	11	13	15	8	13	17	13	13
5438.02	3	6	9	12	9	7	14	5	6
5439.01	12	1	2	3	1	1	4	10	1
5439.02	7	16	7	6	5	8	16	7	9
5440	2	17	12	17	10	3	7	2	7

#### CHAPTER III. HOUSING CONSTRAINTS

Section 65583 of the California Government Code requires that the City analyze potential and actual governmental and non-governmental constraints upon the maintenance, improvement and development of housing. The ability of Carson to meet its housing needs is restricted by market forces and governmental decisions. The following text describes these housing constraints. Recommendations which address these constraints can be found in the Housing Program section.

#### Non-Governmental Constraints

The costs of labor, material, financing and land are market constraints which are largely unaffected by the City of Carson's action.

#### 1. Land and Its Costs

Over time less vacant residential land remains available for development. In June, 1981, it was determined that of the City's 2,980 residentially zoned acreage, only 310 acres were vacant. Residential land prices are influenced by neighborhood desirability and competition in terms of the number of parcels available for sale. Residential land costs in Carson are between \$8-\$10 per square foot according to the Torrance-Lomita-Carson Board of Realtors.

The only way the City can effectively reduce the cost of land is to provide write-down funds to qualified residential developers or to increase the available supply of residentially zoned land by rezoning non-residential properties.

#### 2. Construction Costs

The Marshall Valuation Service is an authorative guide used by builders, lending institutions and others to determine the costs of constructing housing. From 1980 to 1984, construction costs in the Los Angeles region have increased by over 22 percent. Since 1970, building costs have risen by 215 percent.

The Marshall Valuation Service has determined that the range of construction costs for a new single-family residence of wood-frame construction is from \$32 per square foot for minimum quality to \$55 per square foot for good quality. For an average size 1,500 square foot single-family dwelling (including



a standard two (2)-car garage), residential construction costs range from \$52,500 - \$90,000. Not included in these figures is the cost of land. At \$8-\$10 per square foot, a 5,000 square foot residential lot would add \$40,000 - \$50,000 to the cost of the home.

The costs to build new apartments and condominiums of wood-frame construction range from \$16,800-\$22,000 for a modest 500 square foot, one (1) bedroom unit to \$22,500-\$29,400 for a modest 700 square foot, two (2) bedroom unit. Again, these figures exclude the costs of land. At the City's highest density (25 dwelling units per acre) land costs would add \$14,000-\$17,500 to the cost of an apartment or condominium.

#### 3. Recent Sales and Rents

In 1983, 290 single-family homes were sold in Carson through real estate brokers. The median sales price was \$98,000. During the same year, 25 condominiums were sold at a median price of \$59,900. These housing costs reflect prices for resales.

New housing in Carson is considerably more expensive than resale housing. The range in cost for new single-family dwellings is between \$135,000-\$175,000. The range for new condominiums/townhouses is between \$94,000-\$130,000.

In February, 1984, advertised rents for unfurnished single-family residences in Carson ranged between \$600-\$875 per month. Rents for unfurnished apartments ranged between \$435-\$625.

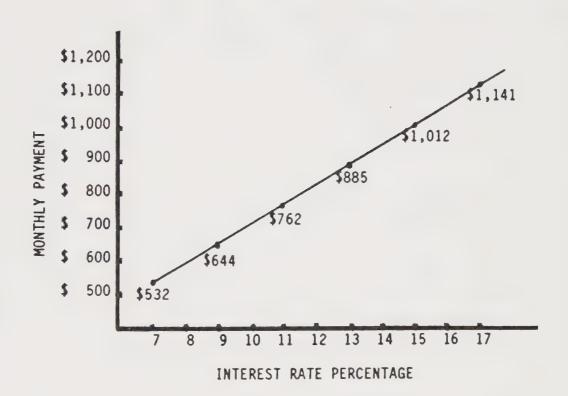
#### 4. Financing Costs

Higher interest rates - especially in the last five years - have played a critical role in making housing unaffordable to many households. Financing terms have not only made homeownership impossible for all but a few prospective first-time buyers, but they have also drastically reduced the construction of rental housing since anticipated rents will not cover a property owner's mortgage payments. As a result, an unfortunate cycle prevails: high land and construction costs have made residential development more risky; to justify the risks, developers need to realize a higher financial return; and higher profits push up eventual costs for housing.



The effect of the rising cost of financing can be shown in the following example of servicing a 30-year, \$80,000 loan.

FIGURE 2. INTEREST RATES VS. MORTGAGE PAYMENTS



The above figure demonstrates the rise in mortgage payments as interest rates increase, but assumes a fixed rate over the life of the mortgage. Traditional level-payment mortgages, however, have been replaced by variable rate mortgages or graduated payment mortgages. These latter types mean progressively higher payments over time.



In February, 1984, the median mortgage loan rate was 10.75 percent, based on a survey of lending institutions. If this interest figure is applied to the lowest priced new home recently built in Carson (\$135,000), with a 20 percent down-payment, and a 30-year amortization schedule, the monthly payment would be \$1,008. (This assumes a fixed payment mortgage.) Applying the same constraints to the lowest priced new condominium/townhouse recently built in Carson (\$94,000), the monthly mortgage payment would be \$702.

The 1980 U. S. Census reported a median household income of \$23,797 in the City of Carson. Adjusting this annual income for inflation (15.1 percent for the Los Angeles region during the past three years), the updated figure is \$27,390. If we apply SCAG's standard that no more than 30 percent of a household's income should go toward housing costs, this means \$685 per month should be expended for housing by the median income household.

Clearly, the average monthly amount a family can afford to spend on housing (\$685) cannot satisfy the monthly mortgage payment for even the lowest priced, new single-family dwelling (\$1,008) or new condominium/townhouse (\$702). Of course, for those who have established a substantial equity in an existing house or have a larger down payment, the ability to meet housing costs is facilitated. However, the mathematical exercise is of value in demonstrating the inability of first-time buyers to enter the housing market.

Likewise, mortgage funds for new market-rate apartment construction have become increasingly scarce. In part, this is due to recent interest levels failing to keep pace with total project development and operating costs, and, in part, because of the increasing politicization of rental housing issues. During the past five years, other than an occasional duplex or triplex and student housing built at California State University - Dominguez Hills, no new apartment buildings have been constructed in Carson.

### 5. Energy Conservation/Utility Costs

Utilities are another major expense that adds to housing costs. Space heating/cooling and water heating are the two primary utility costs faced by renters and homeowners. In Carson, 92 percent of all households heat



their homes with gas; another 7 percent heat with electricity. Gas heats the water in 95 percent of the City's households; electricity heats another 3 percent of all households. Utility gas is provided by Southern California Gas Company; Southern California Edison provides electricity to Carson households.

Many of the older homes in Carson face high energy rates which contribute to the cost of housing. Insulation in these homes could decrease energy costs substantially. Attic and wall insulation are generally lacking in the older homes, and weather-stripping and caulking may not have been replaced over the years.

An amendment to Title 24 of the State of California Administrative Code established revised energy conservation requirements effective July 1, 1983. The adopted standards apply to new residential construction, including additions to existing dwellings. While many of these energy efficient standards (such as increased insulation, double-pane windows) will escalate the cost of housing, over time, reduced energy costs will mitigate the initial expenditures.

Passive and active solar heating and alternative energy sources (e.g., landfill gas co-generation) are issues the City is exploring. For some time these technologies were beyond the reach of many households, but advances will continue to reduce costs and offer real opportunities in the near future.

The City can play an important role in creating more energy efficient homes in Carson. Through Title 24 of the California Administrative Code, the City requires certain levels of energy efficiency for new construction. Equally as important is the responsibility the City has to make its residents aware of energy saving techniques.

#### Governmental Constraints

Governmental regulation, while intentionally controlling the quality of development for the ultimate householder, can also increase the cost of development and, therefore, housing. These governmental constraints include land use and building regulations, fees and other exactions, and processing and permit procedures.



#### 1. Land Use and Building Regulations

The City of Carson permits: site-built single-family dwellings, apartments, factory-built housing, mobilehomes on individual lots, mobilehome parks, relocated dwellings, condominiums and stock cooperatives. With the exception of mobilehome parks, all other types of housing are limited to residential zones. Mobilehome parks are also permitted in commercial zones.

General Plan designations and the corresponding zoning limit the amount of residential development to roughly 34 percent of the total City acreage. At present, the maximum density permitted by the City's zoning statutes is 25 units per acre.

The Carson Zoning Ordinance and Subdivision Ordinance contain development standards which regulate setbacks, building height, trash enclosures, off-street parking, lot size, street improvements and ground coverage. Some of these imposed standards can have a direct effect on development design and per unit housing costs.

Building standards are essential to ensure safe and decent housing. Carson has adopted the Los Angeles County Building, Electrical, Plumbing, and Mechanical Codes, and avails itself of the permit and inspection services of the Los Angeles County Engineer. The County Engineer also assists the City in reviewing on-site improvements of sewerage, drainage, and grading. Although the Carson Zoning Ordinance has no minimum dwelling size, the Building Code requires at least 220 square feet for an efficiency unit.

The City of Carson enforces the standards of the Uniform Building Code; and the Energy Standards established by the state in Title 24 of the California Administrative Code. In addition, the Zoning Ordinance has upgraded the building standards for condominiums in terms of impact insulation and sound transmission.

#### 2. Fees and Exactions

While important in offsetting the costs of City time in planning and regulating development, periodic review of the cost/revenue relationship must be made to ensure equitability. The City has recently reviewed its fee structure to reflect the costs to the City and adjusted its fees accordingly. The City fully realizes that these fees are reflected back



in terms of housing costs.

Exactions are capital items required of developers. If the City requires that property within a subdivision be set aside for a school or that a park fee be contributed for recreational purposes or that a traffic light be installed, these added expenditures inflate housing costs which are then passed along to the future homeowner.

#### 3. Processing and Permit Procedures

The City of Carson prides itself in its expeditious processing procedures. When housing proposals are automatically permitted by zoning, processing is limited to Building Division review which generally takes 3-4 weeks. If a development proposal requires conditional use permit or subdivision approval, the processing normally takes 4-6 weeks. However, during this time, there may be concurrent review of the proposal by the Building and Safety Division.



#### CHAPTER IV. HOUSING NEEDS ASSESSMENT

The California Government Code requires that each city assess its share of the regional housing needs for all income levels. Pursuant to Section 65584 of the Government Code, the distribution of regional housing needs for each city is to be determined by the appropriate council of governments.

In 1983, the Southern California Association of Governments prepared its Regional Housing Allocation Model (RHAM). SCAG's RHAM is a series of computerized formulas which distribute to each locality the regional share of housing needs based upon existing and projected housing, employment, vacancy rates and other factors. The Government Code also requires that the distribution of housing needs shall seek to avoid further impaction on cities with a relatively high proportion of lower income households.

SCAG's RHAM can be found in Appendix A in its entirety. Using a formula approved by the California Department of Housing and Community Development, SCAG's RHAM has been extended to January 1, 1990. According to the RHAM, the current housing need for low- and very low-income households in Carson is 2,590 units. (A very low-income household is one which earns no more than 50 percent of the Los Angeles County median income; a low-income family earns more than 50 percent but no more than 80 percent of the county median income.) The 2,590 households are paying more than 30 percent of their gross income for housing. This 30 percent standard has been adopted by the U. S. Housing and Urban Development Department and the California Housing Finance Agency as the threshold for assisted housing programs.

SCAG's RHAM divides Carson's current housing needs into owner and renter units.

A summary of the City's current housing needs is found below:

TABLE 14. Carson's Current Housing Needs\*

Income Categories Total Low Very Low - Tenure 1,209 531 Owner Units 678 1,381 486 Renter Units 895. 2,590 1.017 1.573 Total

\*Households paying over 30% of their income toward housing costs.

Source: SCAG's 1983 Regional Housing Allocation Model.



The Housing Needs represented by this table have been developed by SCAG's 1983 Housing Allocation Model. The City of Carson does not concur with these numbers and accordingly has requested revisions from SCAG. The City further states that the addition of this many very low and low income units would have negative impact on the City and is inconsistent with the long term quality development goals that the City has for its future.

In 1990, SCAG projects that Carson will have 24,685 households, a growth of 1,572 residences from 1983. SCAG has determined that in 1990 the "ideal" vacancy rate to accommodate a turnover in households given the historical mobility tendencies of the population is 2.4 percent of the total number of households. This results in an ideal vacancy goal in 1990 of 599 dwellings, an increase of 272 from the 1983 market vacancy figure. During the 1983-1990 planning period, SCAG expects a housing loss of 487 units due to demolition, mobilehome park closures, conversions, fire loss and other reasons. SCAG's 1990 projected housing need in Carson, for all income groups, is the sum of the expected growth in the number of households (1,527) plus the desired increase in vacancy (272) plus the expected housing stock loss (487), or 2,331 housing units.

SCAG has allocated the 2,331 units across the City's economic strata. For all cities in the region, SCAG has adjusted the income distribution of the expected housing needs in such a way as to lessen the impact of lower income households on cities already having a disproportionate share of such households. Because Carson's median household income is higher than the region's, there exists a higher relative need for lower income housing in Carson.

To avoid negatively impacting Carson, however, SCAG's policy is that only 25 percent of the difference between the regional and City's housing needs by economic strata should be satisfied. This is explained in the following table:



TABLE 15. Carson's Future Housing Needs By Income Categories

	Very Low <sup>1</sup>	Low <sup>2</sup>	Moderate <sup>3</sup>	Upper 4	Total
Total Future Housing Needs				Оррст	2,331
Regional Income Distribution Per 1980 Census	389 (16.7%)	548 (23.6%)	441 (18.9%)	953 (40.8%)	2,331 (100.0%)
Carson Income Distribution Per 1980 Census	277 (12.0%)	298 (12.8%)	403 (17.3%)	1,353 (57.9%)	2,331 (100.0%)
Avoidance of Impaction (100% Effort)	112	250	38	-400	- 0 -
Avoidance of Impaction (25% Reasonable Effort)	28	63	9	-100	- 0 -
Revised Local Distribution While Avoiding Impaction	305 (13.1%)	361 (15.5%)	412 (17.7%)	1,253 (53.7%)	2,331 (100.0%)

- 1) Very Low Income=Household income at or below 50% of L.A. County median income.
- 2) Low Income-Household income over 50% but no greater than 80% of L.A. County median income.
- 3) Moderate Income=Household income over 80% but no greater than 120% of L.A. County median income.
- 4) Upper Income=Household income over 120% of L.A. County median income

Source: SCAG's 1983 Regional Housing Allocation Model, as extended to 1/1/90.

Using SCAG's expected tenure splits for 1990 (80.19 percent owner, 19.81 percent renter) the 2,331 households can be divided as shown below. The total current and future housing needs are also illustrated by tenure.

TABLE 16. Carson's Future and Current Housing Needs
By Tenure and Income

Income Categories

	Very Low	Low	Moderate	Upper	Total
Future Housing Needs Owner Units Renter Units Total	245 60 305	289 72 361	330 82 412	1,005 248 1,253	1,869 462 2,331
Current Housing Needs Owner Units Renter Units Total	678 895 1,573	531 486 1,017		0	1,209 1.381 2,590

Source: SCAG's 1983 Regional Housing Allocation Model, as extended to 1/1/90.



The figures above can be rearranged to show the present and future housing need by tenure and income group. This is illustrated below, as well as the maximum monthly housing payment (30 percent of income) which can be paid by each income category (in 1984 dollars).

Tenure	Present & Future Need in Units	Maximum Monthly Housing Payment
Owner Units  Very Low Income Low Income Moderate Income Upper Income	923 820 330 1,005	<u>Mortgage</u> \$342 \$548 \$821 \$821 minimum
Renter Units  Very Low Income Low Income Moderate Income Upper Income	955 558 82 248	\$342 \$548 \$821 \$821 minimum

Source: SCAG's 1983 Regional Housing Allocation Model, as extended to 1/1/90.

Assuming a fixed mortgage loan rate of 10.75 percent, a 20 percent down payment and an amortization period of 30 years, the minimum monthly mortgage payment for a newly constructed market-rate condominium valued at \$94,000 (the lowest priced, market-rate condominum) is \$702; for a newly constructed single-family residence valued at \$135,000 (the lowest priced, market-rate single-family home, the monthly payment is \$1,008. Effectively, all but the moderate income and upper income groups will be unable to satisfy their housing needs by purchasing a new unit at present market prices.



Resale units will have to satisfy much of the current and future housing needs. Only the moderate income and upper income groups will be able to afford an existing, median priced resale single-family home (\$98,000). All but the very low income groups will be able to afford an existing median priced resale condominium (\$59,900). Using the same mortgage assumptions outlined above, the very low income group can afford no more than a \$32,800 house.

An analysis of the rental market shows similar results. Given a minimum apartment rental of \$435 per month, all but the very low income group can be housed. With a minimum house rental of \$600 per month, however, only the moderate and upper income groups can afford these payments. The City's 1982-1985 Housing Assistance Plan filed for the Housing and Community Block Grant has identified the following lower income households in need of rental subsidy: 195 elderly households, 848 small family households and 339 large family households. Over the three year life of the Housing Assistance Plan, the City expects to assist 12 elderly households, 48 small family households, and 25 large family households. In addition, there are 30 households with rents subsidized under the Federal Government's Section 8 housing program.

Land prices, costs associated with the building trades (i.e., labor, material and financing), and demand for housing will keep housing payments high. Clearly without governmental support the need for housing in the lower income groups will go unsatisfied.

#### CHAPTER V. HOUSING ASSISTANCE PLAN

The Housing Assistance Plan (HAP) contained in the City's Housing and Community Development Block Grant Program is Carson's primary coordinating tool between municipal implementation and federal and state funding sources for housing. As such, it is considered integral to the function of the Housing Element and is considered to be a part of this document. The City's 1982-1985 HAP, as amended by the City Council at the December 3, 1984 meeting, can be found in Appendix D.

The HAP provides a survey of the condition of the City's housing stock; assesses the housing needs of lower income persons in Carson, and specifies annual goals for assisted housing including new development and rehabilitation.



The overall function of the HAP is to link the City's housing activities closely into the community development and comprehensive planning processes and to put an emphasis on local housing services.

The City's HAP describes the condition of the current housing stock in the community by providing a statistical profile by tenure type (renter and owner), which describes housing conditions by the number of occupied and vacant units in standard and substandard condition.

Carson's 1982-1985 HAP identifies 2,937 substandard housing units, or about one out of every eight units in the City. Of the 2,937 substandard units, 1,843 units are suitable for rehabilitation. Of the City's \$1.2 million entitlement from the current year Housing and Community Development Block Grant, about 66 percent is allocated for rehabilitation work. This amount is supplemented by a \$318,000 redevelopment agency contribution.

The City's HAP also assesses the housing (rental) assistance needs of lower income households (i.e., a household with income no greater than 80 percent of the Los Angeles County median household income) currently living in the community by household type. The types of households are divided into elderly households (one or two person households containing at least one person 62 years of age or older, and non-elderly handicapped individuals, including those currently institutionalized but who are capable of "group home" living), large family households (with at least five persons), and small family households (with no more than four persons, including unrelated individuals). The City's HAP has also determined the housing assistance needs of lower income households that could reasonably expect to reside in the City. Such households are those that could be expected to reside in Carson as a result of existing and projected employment opportunities or as estimated by fluctuations in population. For elderly households, the estimate of those expected to reside in the City is based on the number known to be seeking assisted housing in the community or those using the community's health services.

The number of households needing rental subsidy has been generated by the 1983 Regional Housing Allocation Model (RHAM) produced by the Southern California Association of Governments. A description of SCAG's RHAM is discussed in the previous section of this Housing Element amendment. As a mathematical model, the RHAM has determined that there currently exists 195 elderly households, 848 small family households, and 339 large family households in need of rental assistance due to their income status. In addition, over the HAP's



three-year planning period from 1982-1985, 10 lower income elderly households, 155 lower income small family households, and 39 lower income large family households in need of rental assistance can be expected to reside in Carson.

Under the requirements of the HAP, the City of Carson is obligated to declare its three-year housing goals which are limited to those planned changes to the housing stock that are expected to result from direct expenditures of public funds. As mentioned above, Carson's HAP reports 1,843 housing units which are suitable for rehabilitation. Of this amount, the City's three-year goal, as amended, is to provide financial assistance for the rehabilitation of 245 units (of which 225 units will be for lower income households). The City also anticipates that in the next three years, 100 units will undergo home improvements which are not necessarily directed to correcting substandard conditions (e.g., cosmetic improvements, weatherization). Finally, the City plans to provide rental assistance to 12 elderly households, 48 small family households, and 25 large family households during 1982 through 1985.

This Housing Element amendment, however, proposes a greater degree of housing assistance. There are two reasons for this. First, the Housing Element is a five-year plan vis-a-vis a three-year Housing Assistance Plan. Second, the Housing Element amendment proposes specific action programs unrelated to expenditure of public funds (e.g., development incentives) which will assist in producing housing units for lower income households.

The City's 1982-1985 HAP specifies an annual housing goal which is intended to be a realistic assessment given all available housing resources. During the 1982-1983 year, the first of the three-year HAP, there existed 30 rental subsidized housing units (Section 8 housing). In addition, 172 housing units were to have been rehabilitated under various programs. During the 1983-1984 year, the City's annual housing goal was to maintain the 30 units of Section 8 rental housing and to rehabilitate 192 housing units.

However, it is noted that the original HAP was amended for the 1982-1985 period at the recommendation of the Department of Housing and Urban Development (HUD). In this case, the amendments were approved by the City Council at their December 3, 1984 meeting and the amended HAP is shown in Appendix D.



## CHAPTER VI. HOUSING PROGRAM

With its multiple problems, solutions and funding sources, the housing field is extraordinarily complex. The City of Carson can neither independently fund norprovide all the programs needed. To carry out its goals, policies and objectives, the City must cooperate and coordinate with all levels of government, industry and non-profit organizations.

### 1. 1981 Goals and Programs

Carson's primary housing goal is to provide decent, affordable housing in a satisfying environment for all people in the community, regardless of age, race, sex, marital status, ethnic origin, income or other arbitrary factors. In reaching this goal, it is essential that the City encourage a variety of housing opportunities by type and cost while developing a balanced residential environment which provides access to employment centers, community facilities and public services.

Before amending the programs adopted in the 1981 Housing Element, it is necessary to review the level of achievement made in implementation over the past two years. Only then can well-conceived adjustments to programs through a change in emphasis, addition or deletion be offered.

## Program #1. Assistance to Multiple-Family Development

The City was to have determined development potential for multiple-family rental housing by maintaining an inventory of all existing vacant or under-utilized land zoned for multiple-family residences; by assessing the potential for multiple-family rental development; by updating owner-ship and assessment information of identified parcels of land; and by researching local market conditions. Data collected were to have been distributed to reputable multiple-family residential developers to stimulate the construction of market-rate multiple-family rental housing.

<u>Level of Achievement</u>. All proposed actions have been attained through existing staff and are on-going. With the exception of student housing at California State University-Dominguez Hills, no multiple-family residential rental housing has been constructed.



## Program #2. Condominium Conversion Review

The City was to have reviewed all proposed condominium conversions to ensure that such conversions would not adversely impact the supply of low- or moderate-income rental housing.

### Level of Achievement

Not applicable. There have been no proposals to convert existing rental housing to condominium ownership.

### Program #3. Housing for the Handicapped

The City was to have determined the type and level of handicapped needs and was to have sought the construction of three handicapped housing units per year.

#### Level of Achievement

Although no handicapped residential units have been constructed, in late 1981 the City amended its Building Code to require one dwelling for the handicapped in each residential development having more than 20 units. To date, two such units have been required.

# Program #4. Mobilehomes on Single-Family Lots

The City was to have amended its Zoning Ordinance to permit mobilehomes built under 1974 Housing and Urban Development Department standards to be located on lots zoned for single-family dwellings.

## Level of Achievement

The City did amend its Zoning Ordinance. However, no developer has taken advantage of the provision for mobilehome siting.

## Program #5. Financial Assistance for Housing

The City was to have provided assistance and incentives for constructing 10 residences per year under the Section 235 assisted homeownership effort.



#### Level of Achievement

The City has not participated in H.U.D.'s Section 235 program. However, the City has sold \$24.3 in mortgage revenue bonds for low interest mortgage loans for 402 rehabilitated condominium units.

## Program #6. Review of Governmental Processing

The City was to have reviewed its codes, standards and development processes to determine whether they were imposing undue economic hardship or unnecessary delays in governmental decision-making.

#### Level of Achievement

This is an on-going effort. The City is committed to streamlining application processing as well as to adopting only those development standards which are necessary for orderly, harmonious development.

### Program #7. Alternative Housing Strategies

The City was to promote alternate housing strategies which would produce affordable housing by encouraging the relocation of three (3) houses per year to infill sites; construction of 2-3 factory-built houses per year; preparation of guidelines to developers advising them of incentives for inclusionary zoning; and promoting the development of cooperatively-owned mobile-home parks.

## Level of Achievement

The City has solicited developer participation in the effort to provide alternative housing. No factory-built housing has been proposed since 1981. Permits have been issued for nine relocated houses. The creation of a limited equity stock cooperative mobilehome park was abandoned after research proved it to be too costly for the prospective residents.

# Program #8. Preservation of Mobilehome Parks

The City was to have adopted policies to protect mobilehome park occupants



faced with displacement and address the issue of nonconforming mobilehome parks (i.e., mobilehome parks in inappropriate zoning districts).

#### Level of Achievement

The City has adopted an ordinance requiring the filing and an analysis of a relocation impact report prior to any mobilehome park closure or proposal to convert to another use. In addition, the City has amended its Zoning Ordinance to permit mobilehome parks in all residential and commercial zoning districts, thereby removing the nonconforming stigma attached to many parks.

## Program #9. "Fair Share" Housing

The City was to have reviewed and amended, as needed, its "fair share" housing allocations in conjunction with the Southern California Association of Governments.

#### Level of Achievement

The City has reviewed SCAG's 1983 Regional Housing Allocation Model and concurs with the Model's findings.

## Program #10. Housing Conservation

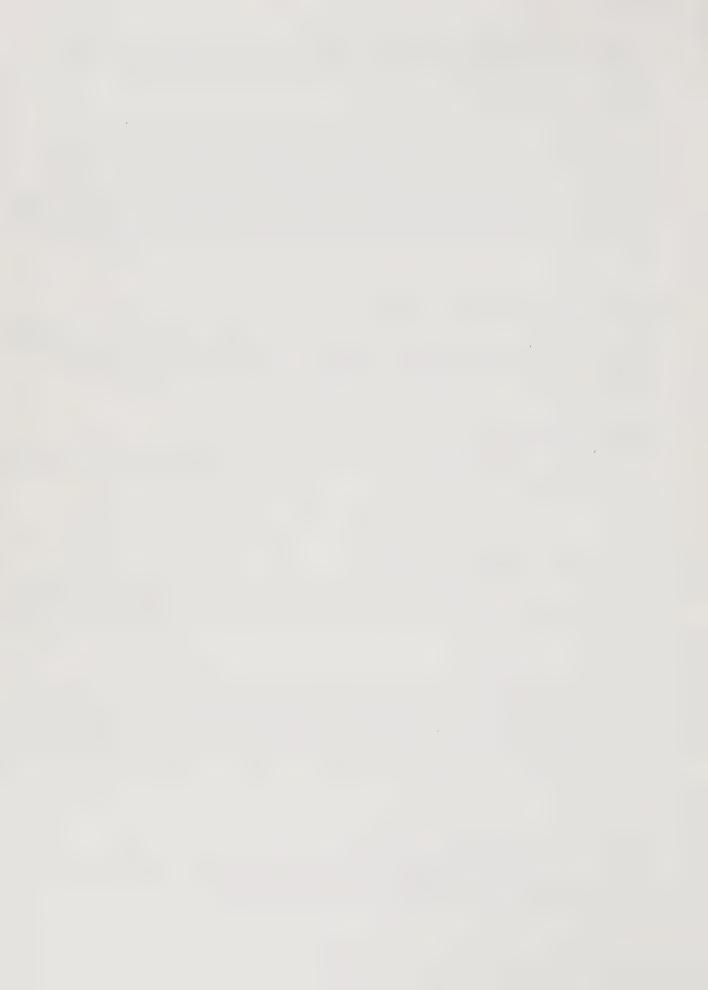
The City was to have promoted housing rehabilitation and maintenance while ensuring that building codes do not impose unreasonable requirements on these efforts.

## Level of Achievement

The City has exceeded the projections for residential units undergoing major and minor rehabilitation. The City has also disseminated marketing and promotional literature to stimulate pride of ownership in the neighborhoods.

### Program #11. Reduction of Blight

The City was to have promoted enforcement of building and landscaping maintenance and minimum housing standards to reduce blight,



## Level of Achievement

Through the City's Building and Safety Division, substandard properties are abated through either voluntary compliance or contractor service reimbursed through a lien against the property.

## Program #12. Neighborhood Improvements

The City was to have maintained and enhanced neighborhood quality by improving or installing necessary capital improvements in residential areas and by stimulating voluntary ground maintenance, landscaping and clean-up activities.

#### Level of Achievement

Through the City's Redevelopment Agency, the Public Works Department and the Parks and Recreation Department, capital outlays have been made to improve neighborhood streets, sidewalks and recreational facilities. Further, the City has conducted annual clean-up campaigns to improve neighborhood appearance. The City's Environmental Commission sponsors an annual "Carson Beautiful" program which promotes attractive residential properties. Finally, through the City's Community Safety Department and County Fire and Sheriff Departments, the City has expanded its neighborhood-oriented safety and security programs (e.g., Neighborhood Watch).

# Program #13. Affirmative Action Housing Program

The City was to have continued the affirmative action housing program through the Fair Housing Foundation.

# Level of Achievement

This is an on-going effort through the Community Development Department.

# Program #14. Access to Housing and Insurance

The City was to ensure the availability of mortgage financing and insurance for all households in order to prevent "redlining" by lending institutions and inequitably high insurance premiums.

# Level of Achievement

This is an on-going effort through the Finance Department.



# 2. 1983-1990 Goals, Policies, and Quantified Objectives

In Section 65581 of the California Government Code, the State
Legislature recognizes that each city is best capable of determining
what efforts are required by the municipality to contribute to the
attainment of the state's housing goal. Further, Section 65583 states
that the local housing need assessment—discussed in a prior section
of this Housing Element amendment—may exceed available resources and
a city's ability to satisfy the need. Under these circumstances, the
quantified objectives need not be identical to the identified housing needs.
What the City of Carson is committed to is a maximum, realistic effort
to meet its housing needs. To this end, in addition to the programs
initiated in 1981 and described in the previous section, Carson will
actively pursue those implementing provisions discussed in this
amendment.

#### Goal No. 1

The City shall seek to provide an adequate supply of all types of housing for all economic segments of the community.

It is the policy of the City to:

- Promote a variety of housing types, prices and tenure to satisfy community demands and needs.
- 2. Preserve and expand the supply of low-and moderate-income housing.
- 3. Promote the availability of housing which meets the special needs of the elderly, handicapped and large families.

## <u>Implementation</u>

 To ensure that existing mobilehome park occupants are protected to the maximum extent possible, the City shall continue to require relocation impact reports of park owners contemplating closure or change of use and shall continue the Mobilehome Park Rent Review Board's operation.

Objective: To protect existing mobilehome park spaces.

Schedule and Agency: The Community Development Department will have the responsibility for ensuring that relocation impact reports are prepared. This Department will also continué to serve the Mobilehome Park Rent Review Board.



2. The City shall encourage residential developers of infill sites to investigate the feasibility of developing the property with relocated units, factory-built housing or mobilehomes in order to reduce costs.

Objective: 10-15 units over the five-year planning period.

<u>Schedule and Agency</u>: The Community Development Department will have on-going responsibility.

3. The City shall continue to require handicapped access in new housing developments. Specifically, one residential unit shall be required in each development having more than 20 units.

Objective: 10 units over the five-year planning period.

<u>Schedule and Agency</u>: The Building and Safety Division will continue to apply this requirement.

4. Under existing state law, if a developer agrees to set aside at least 25 percent of the total units of a housing development for low- or moderate-income families, the City must either grant a density bonus of at least 25 percent or other incentives of equivalent financial value.

<u>Objective</u>: 10-20 units for low- or moderate-income families over the five-year planning period.

Schedule and Agency: The Community Development Department will have ongoing responsibility in dealing with density bonuses.

5. The City, using Housing and Community Development Block Grant and/or Redevelopment funds, may make available to developers construction loans at below market interest rates if a specified percentage of proposed units are set aside for low- or moderate-income families.

(Occupancy priority will be given to Carson families.)

<u>Objective</u>: Lower development costs will result in housing for low- or moderate-income households. The number of these units constructed will be a factor of the success of the program.

Schedule and Agency: The Community Development Department and Finance
Department may coordinate construction loans using redevelopment funds.

A pilot program will be initiated in 1986 or 1987.



6. The City shall use state, federal and local redevelopment assistance to the fullest extent to develop affordable low- or moderate-income housing for senior citizens, as well as families. The City shall keep abreast of all loan and grant programs available for subsidizing home ownership and rents.

<u>Objective</u>: 250 units for low- or moderate-income families or senior citizens over the five-year planning period.

<u>Schedule and Agency</u>: This will be an on-going function of the Community Development Department, Redevelopment Division.

7. The City will give application processing priority and fee reductions to any developer who sets aside a percentage of the proposed development for low- or moderate-income families.

<u>Objective</u>: Reducing time and cost in application processing will translate to a saving for the developer and ultimate householder.

<u>Schedule and Agency</u>: The <u>Community Development Department will assure</u> that the procedures are instituted throughout the five-year planning period.

8. The City's Redevelopment Agency will consider a land write-down or other financial assistance to any developer proposing a specified percentage of the total housing units for low- or moderate-income families. (Occupancy priority for these units will be given to Carson residents.)

<u>Objective</u>: Lower development costs will make construction of units for low- or moderate-income families feasible. 10-20 units over the five-year planning period.

Schedule and Agency: The Community Development Department, Redevelopment Division, will coordinate this program, and may recommend that the account be replenished if the program is deemed successful and if funds are available.

9. The City shall prepare an ordinance requiring a relocation impact report of proponents desiring to convert rental housing to a condominium or stock cooperative ownership.



Objective: The preservation of rental housing for low- or moderate-income families.

Schedule and Agency: The Community Development Department will initiate this ordinance proposal during 1985 and 1986.

10. The City shall consider the feasibility of creating a public housing authority and the formation of limited or full-equity housing cooperatives.

<u>Objective</u>: A housing authority or equity cooperatives may result in increasing the number of low- and moderate-income units.

<u>Schedule and Agency</u>: The Community Development Department will study these concepts in 1986.

#### Goal No. 2

The City shall assure the improvement and maintenance of the existing housing stock while preserving affordability.

It is the policy of the City to:

- 1. Ensure that housing meets all applicable code requirements, without imposing unnecessary costs.
- 2. Prevent housing deterioration by encouraging the maintenance of sound housing and the repair of substandard conditions.
- 3. Remove dilapidated housing which is a health or safety hazard.
- 4. Conserve existing housing stock to the maximum extent possible.

### Implementation

1. The City shall continue and expand its rehabilitation efforts using existing grant and loan funds. As additional governmental conservation programs are created, the City shall take advantage of these revenue sources to the maximum extent possible.

Objective: The City's 1982-1985 Housing Assistance Plan, as amended, which is part of the Housing and Community Development Block Grant, has an annual goal for 1983-1984 of rehabilitating 115 dwellings. Over the five year planning period of this Housing Element amendment, an average of 75-100 dwellings per year shall undergo rehabilitation.



Schedule and Agency: The Community Development Department, Redevelopment Division, will be responsible for these programs throughout the five-year planning period.

2. The City shall continue to provide information to all residents regarding available home rehabilitation programs through marketing and promotional literature.

<u>Objective</u>: To solicit more participation in the City's rehabilitation programs. The number of housing units which participate depends upon the success of the publicity.

<u>Schedule and Agency</u>: The Community Development Department, Redevelopment Division, will continue these on-going efforts.

3. The City shall require that all building and zoning codes are enforced in order to protect the health, safety and general welfare of the occupants and neighbors. With respect to houses undergoing rehabilitation, the City will not impose costly corrections which are unnecessary to health and safety issues. To this end, room additions may be constructed following existing side yard setbacks, and garage conversions may be retained.

<u>Objective</u>: To increase rehabilitation of housing units in need while keeping costs reasonable.

Schedule and Agency: The Community Development Department's Building and Safety Division and Planning Division will be responsible for enforcing code standards (except as they relate to the City's housing rehabilitation program) beginning in 1985.

4. The City shall require rehabilitation projects to include visible exterior improvements to the residential structure in an effort to promote the rehabilitation program.

Objective: Exterior improvements will demonstrate to the public viewer the value of rehabilitation and will foster additional participation.

Schedule and Agency: The Community Development Department, Redevelopment Division, will be responsible for this measure beginning in 1985.



5. The City shall promote self-help programs for the preventive maintenance and rehabilitation of homes (e.g., workshops on home repairs and maintenance, home finance budgeting, tool loan, etc.).

<u>Objective</u>: Low cost rehabilitation which improves the structure with limited government financial involvement.

<u>Schedule and Agency</u>: The Public Works Department, Parks and Recreation Department, and/or the Community Development Department will begin programs in 1986.

6. The City shall continue to address substandard building and property conditions and seek voluntary compliance. Failing this, the City shall have a licensed contractor correct the substandard conditions and seek reimbursement through a tax lien against the property pursuant to the City's Building Code. Pursuant to Sections 17299 and 24436.5 of the California Revenue and Taxation Code, the City shall notify the State Franchise Tax Board if a rental unit is substandard in order to prevent the property owner from receiving interest or depreciation tax credits.

Objective: Removal of blighting influences from neighborhoods.

Schedule and Agency: The Building and Safety Division will continue their efforts in this program.

7. Every five years, the City will conduct inspections of all mobilehome parks to determine the extent of substandard dwelling conditions and institute programs to correct deficiencies.

<u>Objective</u>: To preserve or replace mobilehome coaches and trailers in an effort to retain this alternative housing stock.

Schedule and Agency: The Building and Safety Division concluded its inspection program in 1984. The Redevelopment Division will be developing grant and/or loan programs (e.g., coach rehabilitation/replacement) for occupants using redevelopment agency funds, in 1986.



8. The City shall endeavor to conserve existing housing. No longer must mobilehome parks in residential and commercial zones be abated as nonconforming uses because they lack the required conditional use permit. Such parks may continue operation indefinitely. This policy will conserve 481 mobilehome spaces. The City will also maintain its authority to review proposals for converting apartment units to condominiums to evaluate such proposals' impact on the preservation of rental housing. The City will also continue its participation in federally subsidized housing programs.

Objective: To conserve and preserve existing housing, much of which can be categorized as affordable for low and moderate income families.

<u>Schedule and Agency</u>: The Planning Division and Redevelopment Division will monitor the efforts in these programs throughout the five-year planning period.

## Goal No. 3

The City shall maintain and enhance neighborhood quality. It is the policy of the City to:

- Improve environmental and aesthetic quality in residential neighborhoods.
- 2. Assure residential safety and security.

## Implementation

1. The City shall continue to monitor its capital improvements program in order to identify capital needs such as streets, sidewalks and community facilities. Review of the capital improvements plan shall ensure that areas needing improvements are scheduled for funding so that problems are addressed before they contribute to neighborhood deterioration.

Objective: To improve the appearance and functional integrity of residential areas.

Schedule and Agency: The Public Works Department, Parks and Recreation Department, and the City Administrator's office will monitor the City's capital improvements plan on an annual basis with planning and scheduling by the Community Development Department.



2. Where present authority exists, the City shall ensure that newly constructed residences and relocated dwellings are compatible with the existing character of the neighborhood.

Objective: To create architecturally harmonious residential areas.

Schedule and Agency: The Community Development Department will coordinate this program on an on-going basis.

3. The City shall prepare a property maintenance ordinance to preserve neighborhood appearance, protect property values and prevent health and safety hazards.

<u>Objective</u>: To maintain and improve the physical appearance of all neighborhoods and preclude detractive elements.

Schedule and Agency: The Community Development Department will prepare the ordinance proposal in 1985 or 1986.

4. The City shall continue its "Carson Beautiful" program to stimulate voluntary maintenance and landscaping of residential properties and publicly recognize those property owners who excel at these efforts.

Objective: To maintain and improve neighborhood appearance.

<u>Schedule and Agency</u>: The Environmental Commission will continue these efforts throughout the five-year planning period.

5. The City shall continue its neighborhood-oriented safety and security programs.

<u>Objective</u>: To improve safety conditions in all neighborhoods and remove the element of crime.

<u>Schedule and Agency</u>: The Los Angeles County Sheriff Department and Fire Department and the City's Community Safety Department will continue these efforts throughout the five-year planning period.



## Goal No. 4

The City shall ensure equal access and housing opportunity for all of its citizens.

It is the policy of the City to:

- 1. Identify and eliminate housing discrimination.
- Ensure the availability of mortgage financing and equitable home insurance premiums.

## Implementation

1. In conjunction with the Fair Housing Foundation or other agency, the City shall continue to make residents and real estate brokers aware of equal housing laws and resources available to them when affected by discrimination due to race, religion, sex, marital status, ancestry, national origin, or color.

Objective: To make housing opportunities available to all citizens.

<u>Schedule and Agency</u>: The Community Development Department, Redevelopment Division, will continue this program throughout the five-year planning period.

2. The City shall monitor the availability of home mortgage funds in all areas of the City to ensure that no homes are "redlined" (i.e., they are denied mortgage loans on the basis that the property is in a less than desirable neighborhood).

<u>Objective</u>: To increase the supply of mortgage funds at reasonable market rates.

<u>Schedule and Agency</u>: The Community Development Department will conduct this survey in 1985 or 1986.

3. The City shall determine whether Carson households are paying equitable insurance rates for comparable coverage. If equitable rates do not prevail, the City shall discuss its findings with insurance representatives in order to enhance Carson's insurance rating.



<u>Objective</u>: To make available insurance programs at reasonable market rates so that housing is adequately protected against damage.

Schedule and Agency: The Community Development Department will conduct this survey in 1985 or 1986.

## Goal No. 5

The City shall strive to reduce energy use in order to conserve resources and maintain housing affordability.

It is the City's policy to:

- 1. Educate the public in the area of energy conservation.
- 2. Promote the use of alternative energy sources.
- 3. Endeavor to make housing units as energy efficient as possible.

## Implementation

1. The City shall continue to require all new residential developments to conform to the energy conservation statutes of Title 24 of the California Administrative Code. Also, to the maximum extent possible, all households undergoing major rehabilitation will be required to improve insulation, caulking, and weatherstripping.

<u>Objective</u>: To reduce energy loss as a result of inferior conservation measures.

<u>Schedule and Agency</u>: The Community Development Department's Building and Safety Division and Redevelopment Division will continue to enforce this program throughout the five-year planning period.

 The City shall urge the public utility companies to coninue their public awareness campaigns which have resulted in substantial reductions in energy consumption.

Objective: To motivate citizens to conserve energy.

Schedule and Agency: The City Administrator's office (Public Information) will coordinate this program with the utility companies beginning in 1985.



3. In an effort to maximize solar energy, the City shall work with residential developers to encourage passive solar features such as attention to building orientation, landscaping and building color.

Objective: To lower energy costs and, therefore, housing costs by utilizing an unlimited resource.

<u>Schedule and Agency</u>: The Community Development Department will begin working with developers in 1985.



# CHAPTER VII. LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

Section 65583 of the California Government Code requires that each city's housing element include an inventory of land suitable for residential development in order to meet future housing needs. The Southern California Association of Governments has determined that over the five (5)-year time frame of this Housing Plan, 2,331 housing units will be needed.

Appendix E contains a series of maps showing potential sites for residential development. These properties are zoned for a variety of housing types and densities which will facilitate meeting the City's projected housing need for all income categories. There are no locations in the City for potential residential development that cannot be readily served by existing public facilities and services. The maximum build-out for new residential development—given existing zoning and maximum density allowance—is 4,486 units (which include 200 units of student housing at California State University—Dominguez Hills). Of this total, however, identified landfill sites could contribute 799 units. These parcels are not likely to be developed due to potential health and safety hazards such as methane gas, toxic wastes and soil subsidence. Therefore, a more realistic build-out is 3,687 housing units.



#### APPENDIX A

Page 1 of 3

#### SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS REGIONAL HOUSING ALLOCATION MODEL (As Extended To January 1, 1990)

DATA CURRENT AS OF: 04/26/83 RHAM TABLE FOR: CARSON REPORT WRITTEN: 04/27/83 COUNTY: LOS ANGELES RHAM SUMMARY TABLE PART I CURRENT NEEDS AND GENERAL INFORMATION (01/01/83) (1) TOTAL HOUSEHOLDS 23,113 23.712 (2) TOTAL HOUSING UNITS 599 -----TOTAL---------OWNERS----------RENTERS-----(3) UNOCCUPIED UNITS (LINE 2 - LINE 1) VERY LOW LOW VERY LOW LOW VERY LOW (4) HOUSEHOLDS IN NEED (LOWER INCOME HOUSEHOLDS PAYING 1.573 1.017 678 531 896 486 OVER 30% OF INCOME FOR HOUSING, FROM 1980 CENSUS) 2,590 (50%+-80%) HODERATE UPPER (801+-1201) (OVER 1201) PART II FUTURE NEEDS (01/01/83 TO 01/01/90) 24,685 (1) 1990 HOUSEHOLDS (PER SCAG-82) 23,113 (2) 1983 HOUSEHOLDS 1.572 (3) 7-YEAR GROWTH IN HOUSEHOLDS (LINE 1-LINE 2) (4) 1990 MARKET VACANCY GOAL (FROM APPENDIX TABLE I) 599 327 (5) 1983 MARKET VACANCIES (C) VACANCY SURPLUS OR DEFICIT (LINE 4-LINE 5) 272 487 (7) 1983-1990 EXPECTED UNITS LOST FROM STOCK 306 413 (a) FUTURE HOUSING UNIT NEEDS. FOR ALL INCOME GROUPS ADJUSTED 2,331 1, 251 (13.13%) (15.47%) (17.73%)(53.66%) TO AVOID IMPACTION. FROM APPENDIX TABLE III (LINES 3+6+7-8) (100.0%)(9) SPECIAL INCOME GROUP NEED FOR HIGH COST AREAS (NUMBER OF 0 HOUSEHOLDS WITH ANNUAL INCOMES OVER \$28,556 (120% OF MEDIAN FOR JURISDICTION), BUT BELOW \$28,044 NEEDED TO PURCHASE MEDIAN-PROCED HOME AT \$81,800. OWNER % RENTER % S.F. % M.F. % (10) TENURE AND BUILDING TYPE SPLITS OF 1990 HOUSING STOCK 80.19 19.81 84.35 15.65 (11) FARMORKER HOUSEHOLDS ELEGIBLE FOR ASSISTANCE 73 (FROM APPENDIX TABLE II)



#### SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

REGIONAL HOUSING ALLOCATION MODEL

MAN TABLE FOR: CARSON

COUNTY: LOS ANGELES

PAGE 2 OF 3 DATA CURRENT AS OF: 04/26/83

REPORT WRITTEN: 04/27/83

# APPENDIX TABLE I VACANCIES AND VACANCY RATES

PART 1: 1990 MARKET VACANCIES	OWNERS	RENTERS	TOTAL
(1) TOTAL 1980 HOUSEHOLDS (1980 CENSUS)	18,014 (79.2%)	4,739 (20.81)	22,753 (100.0%)
(2) UNITS MOVED INTO PREVIOUS YEAR (1-79 TO 3-80)	2,399	1.873	4,272
(3) ANNUAL MOVE-IN RATE (LINE 2/LINE 1)	13.32%	39.52%	18.781
(4) "IDEAL" MOBILITY RATE (MULTIPLY LINE 3 BY 2/15 (.13333)	1.78%	5.27%	2.421
(5) 1990 HOUSEHOLDS (FROM RHAM SUMMARY TABLE, PART II, LINE I)	20.084	4,601	24,685
(6) IDEAL VACANCY GOAL (LINE 5 TIMES LINE 4)	357	242	599
PART II: 1983 MARKET VACANCIES			
(1) 1983 HOUSING STOCK	18,698	4,812	23,510
(2) 1983 MARKET VACANCY RATE	0.73%	3.96%	1.39%
(3) 1983 MARKET VACANCIES (LINE 1 X LINE 2) ENTER TOTAL ON RHAM SUMMARY TABLE, PART II, LINE 5	137	191	327

MOTE: FOR THE YEAR 1990, THE TOTAL HOUSING UNITS COMPUTED FROM THE RHAM MAY DIFFER FROM THOSE COMPUTED FROM THE SCAG-82 GROWTH FORECAST.

DUE TO THE INCLUSION OF THE SCAG-82 TOTALS OF UNITS THAT ARE VACANT, BUT NOT FOR SALE OR RENT. ACCORDING TO THE CENSUS OF
POPULATION AND HOUSING, 187 UNITS WERE LISTED AS VACANT, NOT AVAILABLE FOR SALE OR RENT IN 1980. THIS MODEL ASSUMES VACANT AND
UNAVAILABLE UNITS WILL REMAIN AS PART OF THE HOUSING STOCK, BUT NEED NOT BE PART OF FUTURE HOUSING NEEDS.



	SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS	ırs			PAG	PAGE 3 OF 3
COUNTY:	REGIONAL HOUSING ALLOCATION MODEL COUNTY: LOS ANGELES	1 1 1 1	† ! † †	1	0F:	4/26/83
1	APPENDIX TABLE II FARMUORKER HOUSING NEEDS	† † † † †	TOTAL	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	VERY LOW	707
(3)	FARM, FISHING, FORESTRY WORKERS, 1980 CENSUS COUNTY TOTAL		38,002	)2		
(2)	FARM, FISHING, FORESTRY WORKERS, 1980 CENSUS JURISDICTION TOTAL		440	01		
(3)	JURISDICTION PERCENTAGE OF COUNTY TOTAL (LINE 1/LINE 2)		1.16%	16%		
•	ESTIMATED FARMWORKER HOUSEHOLDS IN COUNTY (FROM EDD)		6,984	**		
(5)	ESTIMATED FARMWORKER HOUSEHOLDS IN JURISDICTION (MULTIPLY LINE 3 BY LINE 4)		60	81		
•	PERCENTAGE OF LOW AND VERY LOW INCOME FARMWORKER HOUSEHOLDS		200.00	<b>x</b> 00	55.00x	35.001
(3)	TOTAL FARMWORKER HOUSEHOLDS ELIGIBLE FOR ASSISTANCE (MULTIPLY LIME 5 BY LINE 6 AND ENTER TOTAL ON RHAM SUMMARY TABLE DADT IT FIME 11)			ŗ	;	
11	11	1 1 1 1 1 1 1 1 1 1	1 1	/3	44	22
	APPENDIX TABLE III IMPACTION AVOIDANCE FACTOR			8 9 f	!   	l 
3	TOTAL CONTRACT OF THE PROPERTY	VERY LOW (X)	MO)	MODERATE (X)	UPPER (X)	TOTAL (X)
(1)	TOTAL FUTURE MUUSTING MEEDS (FROM RIGHT SUMMANT TABLE, LINE 9, TUTAL)					2,331
(2)	REGIOMAL INCOME DISTRIBUTION (FROM 1980 CENSUS)	389 (16.7%)	548 (23.5%)	441 (18.9x)	953 (40.9%)	2,331 (100.0x)
(3)	LOCAL INCOME DISTRIBUTION (FROM 1980 CENSUS)	277 (11.9%)	298 (12.8%)	403 (17.3x)	1,353 (58.0%)	2,331 (100.0%)
3	AVOIDANCE OF IMPACTION (100% EFFORT) (LINE 2 - LINE 3)	112	250	38	-400	- 0 -
(\$)	MULTIPLE BY .25 (POLICY ADOPTED REASONABLE EFFORT TO AVOID IMPACTION	28	63	σ	-100	. 0 .
(9)	REVISED LOCAL DISTRIBUTION TO AVOID IMPACTION (LINE S + LINE 3) ENTER ON RHAM SUMMARY TABLE, LINE 8	305 (13.1%)	361 (15.5%)	412 (17.7x)	1, 253 (53,7x)	2,331 (100.0%)

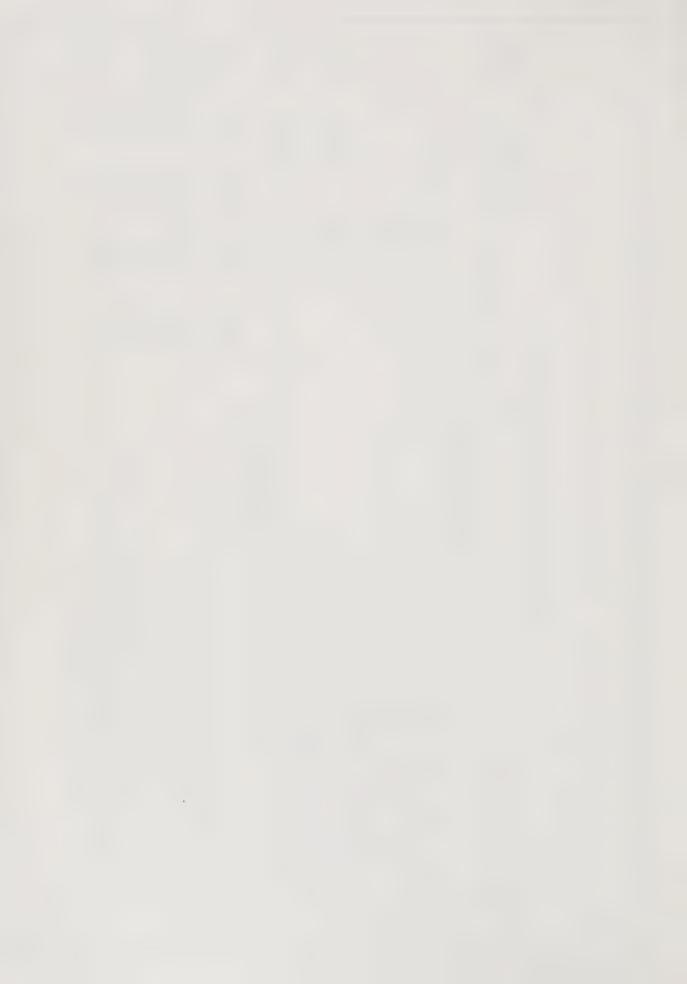


#### SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

REGIONAL HOUSING ALLOCATION MODEL

PAGE 3 OF 3

COUNTY				DATA CURI	RENT AS OF: RITTEN:	04/26/83
	APPENDIX TABLE II FARMWORKER HOUSING NEEDS		TOTAL		VERY LOW	LOW
(1)	FARM, FISHING, FORESTRY WORKERS, 1980 CENSUS COUNTY TOTAL		38,00	02		
2)	FARM, FISHING, FORESTRY WORKERS, 1980 CENSUS JURISDICTION TOTAL		4	40		
3)	JURISDICTION PERCENTAGE OF COUNTY TOTAL (LINE 1/LINE 2)		1.	16%		
(4)	ESTIMATED FARMMORKER HOUSEHOLDS IN COUNTY (FROM EDD)		6,98	34		
(5)	ESTIMATED FARMWORKER HOUSEHOLDS IN JURISDICTION (MULTIPLY LINE 3 BY LINE 4)			31		
(6)	PERCENTAGE OF LOW AND VERY LOW INCOME FARMWORKER HOUSEHOLDS		90.0	00%	55.00%	35.001
(7)	TOTAL FARMWORKER HOUSEHOLDS ELIGIBLE FOR ASSISTANCE (MULTIPLY LINE 5 BY LINE 6 AND ENTER TOTAL ON RHAM SUMMARY TABLE, PART II, LINE 11)		;	73	44	28
===:	APPENDIX TABLE III IMPACTION AVOIDANCE FACTOR				======	====
/ » »	TOTAL FUTURE HOUSELING MEERS /FROM DUAM SUMMARY TARKS LINE & TOTAL \	VERY LOW (%)	LOW (%)	MODERATE (%)	UPPER (%)	TOTAL (1)
(1)	TOTAL FUTURE HOUSING NEEDS (FROM RHAM SUMMARY TABLE, LINE 8, TOTAL)	200	5.0			2,331
(2)	REGIONAL INCOME DISTRIBUTION (FROM 1980 CENSUS)	389 (16.7 <b>%</b> )	548 (23.5%)	441 (18.9%)	953 (40.9%)	2,331 (100.0%)
(3)	LOCAL INCOME DISTRIBUTION (FROM 1980 CENSUS)	277 (11.9%)	298 (12.8%)	403 (17.3%)	1,353 (58.0%)	2,331 (100.0%)
(4)	AVOIDANCE OF IMPACTION (100% EFFORT) (LINE 2 - LINE 3)	112	250	38	-400	- 0 -
(5)	MULTIPLE BY .25 (POLICY ADOPTED REASONABLE EFFORT TO AVOID IMPACTION	28	63	9	-100	- 0 -
(6)	REVISED LOCAL DISTRIBUTION TO AVOID IMPACTION (LINE 5 + LINE 3) ENTER ON RHAM SUMMARY TABLE, LINE 8	305 (13.1%)	361 (15.5%)	412 (17.7%)	1. 253 (53.7%)	2,331 (100.01)



# APPENDIX B CITY OF CARSON'S REHABILITATION LOAN/GRANT PROGRAMS

## Direct Materials Grant

This program provides a grant of up to \$750 for the purchase of materials to make needed structural or cosmetic improvements. Emergency interior repairs can also be addressed, and in some cases an additional \$750 for labor costs may be granted. A family's income must not exceed 50 percent of the Los Angeles County median income in order to be eligible for this program.

## Exceptional Services Grant

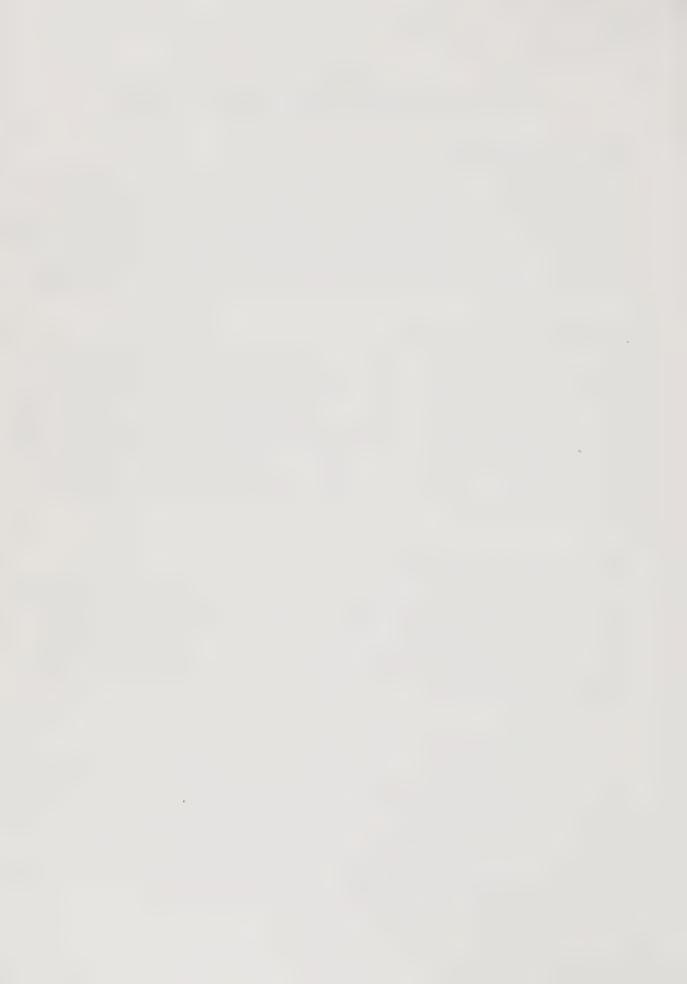
This program is designed to help the elderly, handicapped and/or disabled heads of households whose family income does not exceed 50 percent of the Los Angeles County median income. Financial assistance is provided in the form of up to \$5,000 which becomes due and payable unless the original homeowner continues to reside in the home for a period of more than three years. After such time, the loan is forgiven. The purpose of this program is to remedy code violations.

# One (1) Percent Loan Program

This program is available to homeowners who reside within the City's designated Target Areas and whose family income does not exceed 80 percent of the Los Angeles County median income. Loans up to \$25,000 at 1 percent interest are available to correct code violations, as well as other work desired by the homeowner.

# Interest Subsidy Program

This loan program is available to homeowners residing within the designated Target Areas and whose family income does not exceed 80 percent of the Los Angeles County median income. Loans up to \$20,000 may be borrowed. Interest rates vary from 3 percent, 6 percent, 9 percent, and 11 percent per year depending on the homeowner's family size, income and ability to pay. Improvements to the structure must include some code corrections.



# AVAILABLE FEDERAL AND STATE HOUSING PROGRAMS

## A. Federal Level

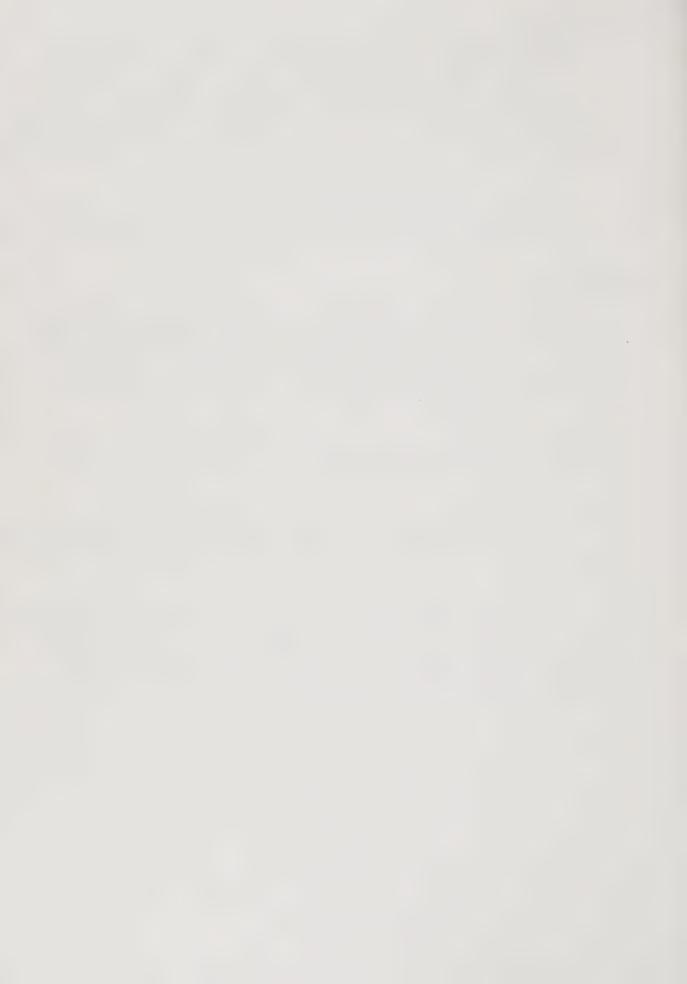
- Section 202: Direct loans to private, non-profit sponsors to provide rental or cooperative housing for the elderly and handicapped. Direct loans may be used to finance the construction or substantial rehabilitation of rental or cooperative structures.
- Section 203(b): Mortgage insurance to assist armed forces veterans to purchase homes under construction or existing 1-4 unit family housing, as well as refinancing indebtedness on existing housing.
- Section 203(k): Mortgage for the rehabilitation of 1-4 unit dwellings which have been completed for more than one year.
- Section 221(d)(2): Mortgage insurance to facilitate home ownership to families displaced by urbal renewal or other governmental actions.
- Section 221(d)(3): Loan insurance to provide good quality rental or cooperative housing for low- and moderate-income families. The loans are to be used to finance the construction or rehabilitation of these units.
- Section 221(d)(4): Mortgage insurance for the construction or rehabilitation of rental or cooperative multiple-unit housing for low- and moderate-income families.
- Section 223(f): Mortgage insurance for the acquisition or refinancing of existing multiple-unit dwellings not in need of substantial rehabilitation.
- Section 223: Mortgage insurance to help finance the development of homes that incorporate new or untried construction concepts designed to reduce housing costs.



- Section 8: Low income rental assistance. The U. S. Department of Housing and Urban Development makes up the difference between what a low-income household can afford and the fair market rent for an adequate housing unit. This rental assistance may be used in existing housing, new construction, or moderately or substantially rehabilitated units.
- Housing Vouncher Demonstration Project provides funding for subsidized rental payments.

# B. State Level

- California Housing Finance Agency Home Ownership/Home Improvement. This program is designed to assist low- and moderate-income people in purchasing or rehabilitating their home and by providing loans at below market interest rates.
- AB1355 authorizes cities to issue mortgage revenue bonds to finance low- and moderate-income housing.
- SB99 authorized cities to sell bonds to finance housing inside or outside a redevelopment area for the benefit of low- and moderate-income households.
- Century Freeway Replenishment Housing Program involves the construction of 3,700 units for replacing the housing loses as a result of the Century Freeway construction project. State funding is available for acquisition and development costs.

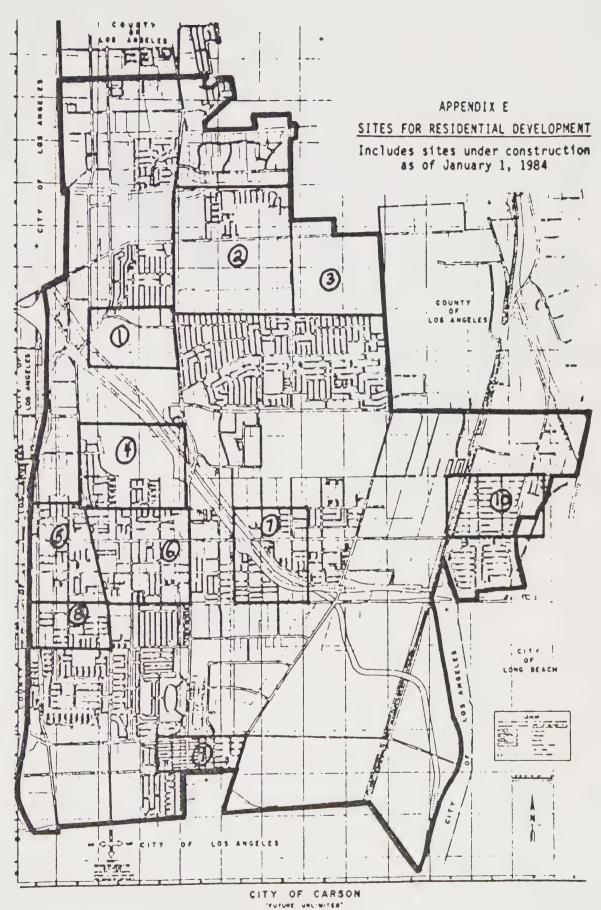


## APPENDIX D

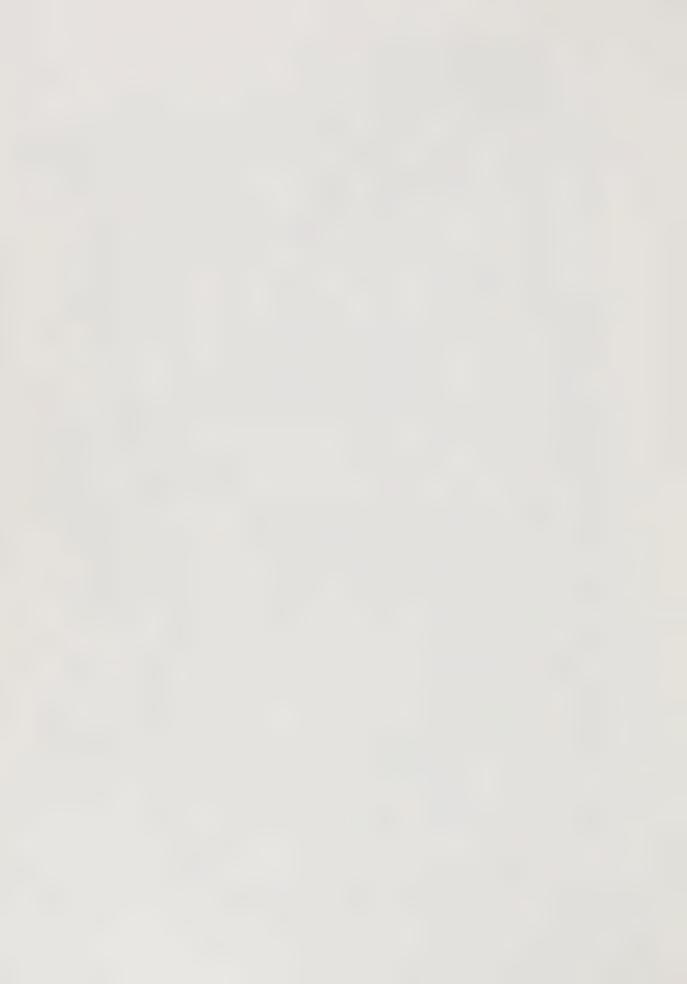
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. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM ENTITLEMENT PROGRAM							CITY (	F CARS	-		
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	12-6-83	Origin.	al 🗆	Revision	M ∧meno	lment	15 1	nature of A	uthorized Off	icul)	(Date)
	PART 1 - HOUSING ASSISTANCE NEEDS										
	TABLE I - HOUSING STOCK CONDITIONS										
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	1176	TYPE OCCUPIED VACANT OCCUPIED UNITS UNITS		, ,	ACANT UNITS	Total	Lower Income		UNITS		
		A			С		D	E	F COWEY THEOTHE		c
6	Owner	15,720	114		2,294	17		1,44		,211	17
7	Renter	4,136	160		603	23		36		303	23
		TABLE	II - RE	NTAL S	UBSIDY NE	DS OF	LOWER IN	COME HO	USEHOLDS	3	
					ELDERL	Y	SMALLF	AMILY	LARGE F	AMILY	TOTAL
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8	Very Low Inc	ome				5 %		.25%		25 %	100%
10	Other Lower	Income			55	<u> </u>	335		86_		486.
11	ETR				10		155				204 ·
12	To be Displac	ed			-					•	
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16	Renter	Į U	NITS E		245		M		N .		100
	Renter	Į UI	NITS EX		245 D TO ASSIST		M		N .		100
16	Renter			KPECTE	245 D TO ASSIST	LOWE	M R INCOME	HOUSEHO	DLDS)	ES	100
16	Renter			KPECTE	245 D TO ASSIST 225	LOWE	M R INCOME	HOUSEHO	DLDS)		100 100
16	Renter Owner Renter	TABLE II		KPECTE	D TO ASSIST 225  OME HOUSEH	LOWE	R INCOME  TO RECEIV  SMALL F	HOUSEHO E RENTA	DLDS) L SUBSIDIE LARGE F		100 TOTAL
16	Renter  Owner  Renter  Households to	TABLE II		KPECTE	D TO ASSIST 225  OME HOUSEH  ELDER	HOLDS T	R INCOME  TO RECEIV  SMALL F	HOUSEHO E RENTA	L SUBSIDIE	AMILY	100 100
16	Renter Owner Renter Households to	TABLE II	- LOW	XPECTE ER INCC	D TO ASSIST 225  OME HOUSEH  ELDER  12 14.	HOLDS 1	R INCOME  TO RECEIV  SMALL F  C  48  56	HOUSEHO	L SUBSIDIE LARGE F 25 29.	AMILY	100 100 TOTAL \$
16	Renter Owner Renter Households to	TABLE II	- LOW	XPECTE ER INCC	D TO ASSIST  225  DME HOUSEH  ELDER  12  14	HOLDS T	R INCOME  TO RECEIV  SMALL F  48  56  CT TO LOC	HOUSEHO	L SUBSIDIE LARGE F 25 29 EW AND CO	AMILY  4 %  DMMENT	100 TOTAL \$ 85 100%
16	Renter Owner Renter Households to	TABLE II	- LOW	XPECTE ER INCC	D TO ASSIST 225  OME HOUSEH  ELDER  12 14.	HOLDS T	R INCOME  TO RECEIV  SMALL F  C  48  56	HOUSEHO	L SUBSIDIE LARGE F 25 29.	AMILY  4 %  DMMENT  AMILY	100 100 TOTAL \$
16	Renter Owner Renter Households to	TABLE II o be Assisted  ABLE III - GOA	- LOW	XPECTE ER INCC	D TO ASSIST  225  DME HOUSEH  ELDER  12  14  RESOURCES:  ELDER	HOLDS T	SMALL F	HOUSEHO	L SUBSIDIE  LARGE F  25  29  EW AND CO	AMILY  4 %  DMMENT  AMILY	100 100 TOTAL \$ 85 100%
16 17 18	Renter Owner Renter Households to Percent	TABLE II - o be Assisted ABLE III - GOA	- LOWE	ER INCO	D TO ASSIST  225  DIME HOUSEH  ELDER  P  12  14  RESOURCES:  ELDER  T	ROLDS 1	SMALL F	HOUSEHO E RENTA AMILY	L SUBSIDIE  LARGE F  25  29  EW AND CO  LARGE F  V  25	AMILY  4 %  DMMENT  AMILY	100 TOTAL \$ 85 100%
16 17 18 19 20	Renter  Owner  Renter  Households to Percent  To Households to the	TABLE II - o be Assisted ABLE III - GOA	- LOWE	ER INCO	D TO ASSIST 225  DME HOUSEH  ELDER 12 14 RESOURCES: ELDER 7	ROLDS 1	SMALL F	HOUSEHO E RENTA AMILY	L SUBSIDIE  LARGE F  25  29  EW AND CO  LARGE F  V  25	AMILY  AMILY  DMMENT  AMILY	100 TOTAL \$ 85 100%
16 17 18	Renter Owner Renter Households to Percent	TABLE III  o be Assisted  ABLE III - GOA  o be Assisted  HOUSIN	- LOWE	ER INCO	D TO ASSIST 225  DME HOUSEH  ELDER 12 14 RESOURCES: ELDER 7	COWEI	SMALL F	HOUSEHO E RENTA AMILY	L SUBSIDIE LARGE F 25 29. EW AND CO LARGE F VIII be Acces	AMILY  AMILY  DMMENT  AMILY	100 TOTAL \$ 85 100%
16 17 18 19 20	Renter  Owner Renter  Households to Percent  To Households to the	TABLE II - o be Assisted ABLE III - GOA o be Assisted HOUSIN	- LOWE	R HUD F	D TO ASSIST  225  DME HOUSEH  ELDER  12  14  EESOURCES:  ELDER  7  12  ERENCE (Max)	ROLDS 1 LY SUBJE LY REHAB 85	SMALL F  SMALL F  CT TO LOC  SMALL F  48  48  48  48  Jumber of U	E RENTA  AMILY  AL REVI	LARGE F  LARGE F  LARGE F  LARGE F  V  25  vill be Acces  EXISTING  85	AMILY  AMILY  DMMENT  AMILY  Doted)	100 TOTAL \$ 85 100%
16 17 18 	Renter  Owner Renter  Households to Percent  To Households to the	TABLE III - ODA  De Assisted  HOUSIN  NE	- LOWE	R HUD F	D TO ASSIST  225  DME HOUSEH  ELDER  12  14  EESOURCES:  ELDER  7  12  ERENCE (Max)	SUBJELY  REHAB  85  ing Ager	R INCOME  TO RECEIV  SMALL F  48  56  CT TO LOC  SMALL F  48  Jumber of U	E RENTA  AMILY  AL REVI	LARGE F  LARGE F  LARGE F  LARGE F  V  25  vill be Acces  EXISTING  85	AMILY  AMILY  DMMENT  AMILY  Doted)	100 TOTAL \$ 85 100%

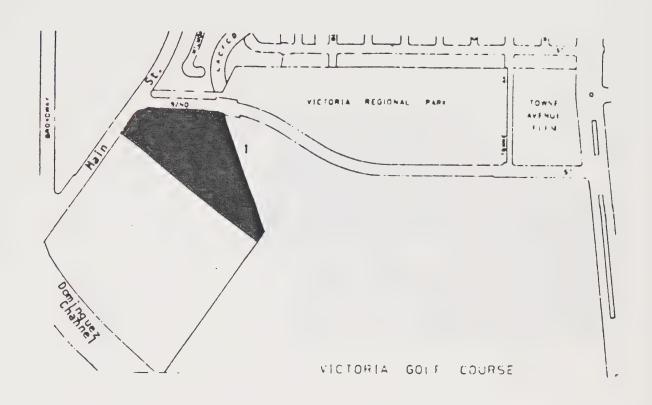
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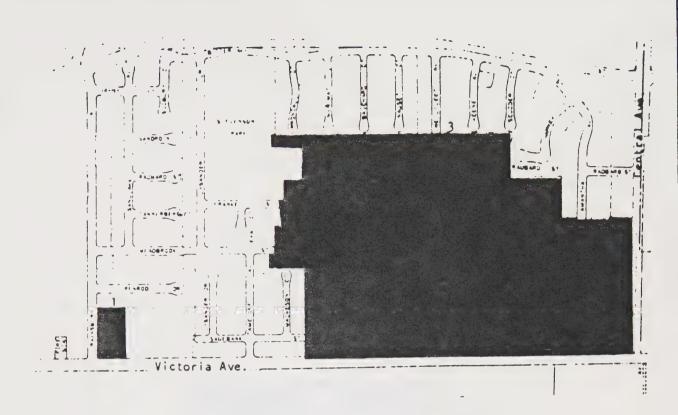
Constant City work

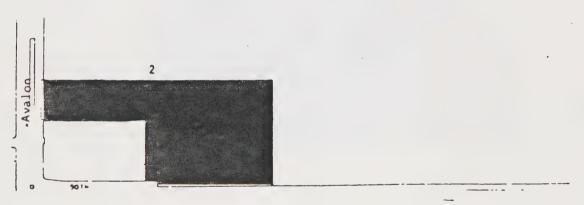




Site	Assessor's Page-Parcel	Address	Acres	Dimensions	Zone	Units
1 *	7339-17-1	19010 Main Si	7.63	16 x 1200+	RM-25-ORL	191

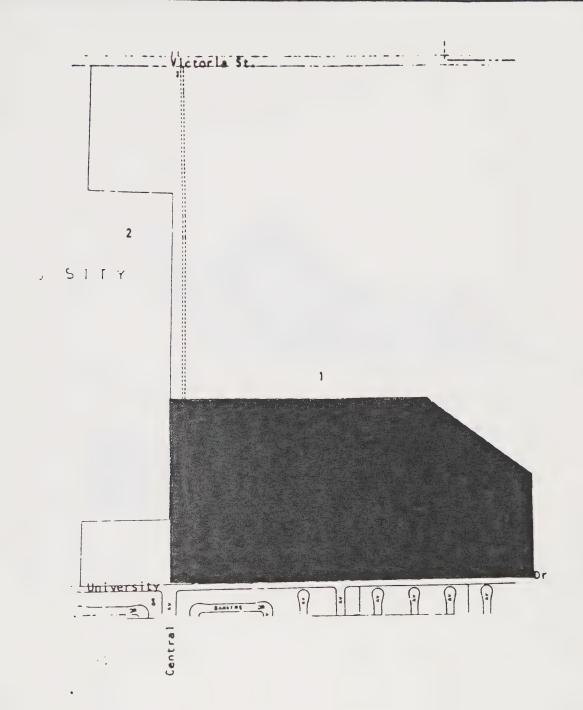






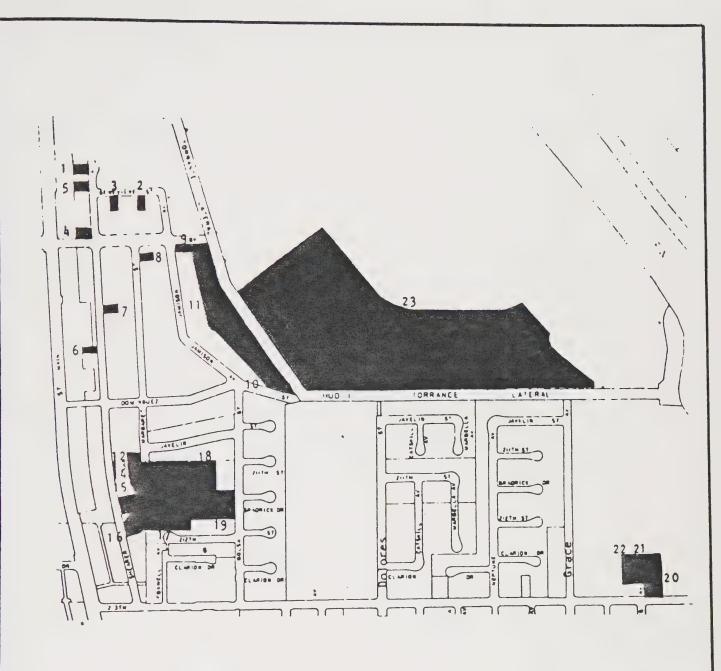
Site #	Assessor's Page-Parcel	Address	Acres	Dimensions	Zone	Units
1	7319-23-43	801 E. Victoria	1.54	193 x 345	RM25D	38
2	5-15	18800 Avalon	17.4	L - shaped	RM25D	324
3	17-40	1001-1269 E Victoria	73.15	Odd	RS	585





Site	Assessor's Page-Parcel	Address	Acres	Dimensions	Zone	Units
1	7319-6-6	1301-1641 University	63	2400 x 1200+	RM12	756
2	7319-5-904, 906	1000 E Victoria (por.)		•••	SUCOL	200

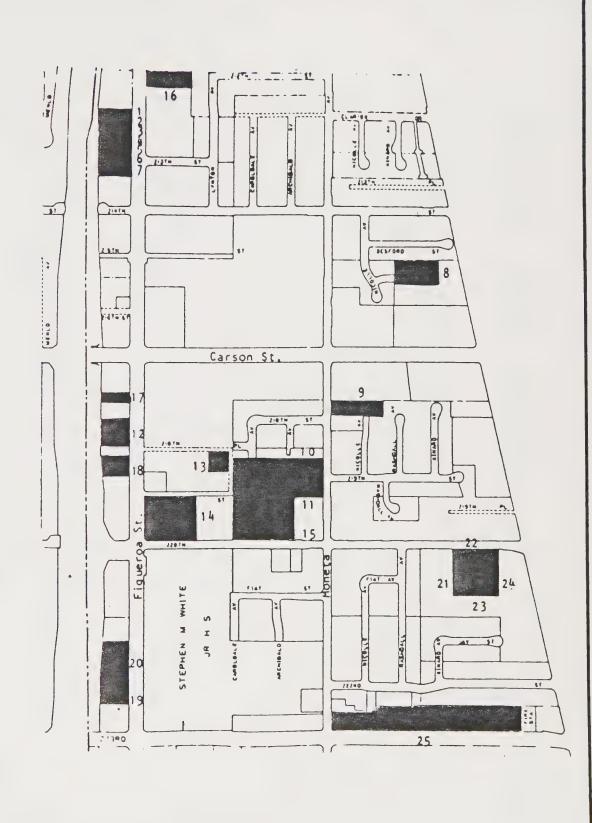






Site /	Assessor's Page-Parcel	Address	Acres	Use	Dimensions	Zone	Units
1	7336-11-25	20639 Shearer St.	.121		50 x 105	RS	1
2	12-11	150 Genevieve St.	.138		40 x 150	RS	1
3	12-27	138 Genevieve St.	.138		40 x 150	RS	1
4	15-31	20736 Main St.	.152		65 x 105	RS	1
5	15-15	20647 Shearer St.	.121		50 x 105	RS	1
6	17-5	20921 Shearer St.	.121		50 x 105	RS	1
7	19-9	20832 Shearer St.	.096		40 x 105	RS	1
8	20-2	20804 Margaret St.	.087		40 x 95	RS	1
9	22-1,2	20806 Jamison	.280		41 x 250	RS	2
10	22-38,39	20960 Jamison	.570		200 x 80	RS	2
11	22-3 thr 31	20808-20950 Jamison	5.0		odd	RS	26
12	7334-4-10	21040 Shearer (rear)	.125		55 x 98	RS	1
13	4-11	21102 Shearer(rear)	.124		55 x 197(1)	RS	1
14	4-12	21108 Shearer(rear)	.121		55 x 193(\frac{1}{2})	RS	1
15	4-13	21114 Shearer(rear)	.119		55 x 188(1)	RS	1
16	3-902	21210 Shearer	. 383		odd	RS	2
17	3-21	term. Foxwell	.93		132 x 313	RS	5
18	5-60 to 87	TR 33947	4.27		odd	RS	26
19	7-47	21135 Bolsa	.48		66 x 307	RS	1
20	7337-2-1,2	553 E. 213th St.	1.227		132 x 305	RS )	
21	2-4	545 E 213th St.	.455			RS }	17
22	2-6	537 E. 213th St.	.537		J200 x 144	RS )	
23	7336-10-11	20520 Main (Por.)	24.3		odd	RM2 SOR L	608

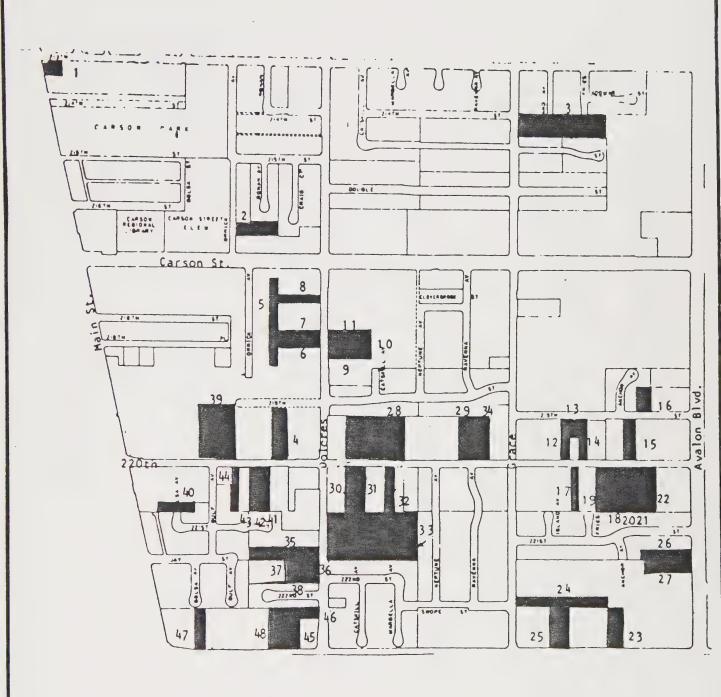






	Assessor's						
Site !	Page-Parcel	Address	Acres	Use	Dimensions	Zone	Units
1	7343-7-12	21227 Figueroa St.	.312	3	60 x 220	RM25D	8
2	7-13	21233 Figueroa St.	.348	i	66 x 230	RH25D	9
3	7-14	21237 Figueroa St.	.317	1	60 x 230	RM25D	á
4	7-51,52	21243 Figueroa St.	.317	2	60 x 230	RM25D	8
5	7-16	21249 Figueroa St.	.327		62 x 230	RM25D	8
6	7-17	21259 Figueroa St.	.327		62 x 230	RH25D	8
7	7-42	21265 Figueroa St.	.343	2	65 x 230	RM25D	9
8	11-67	21507 Main St.	1.096	2	191 x 250	RA	7
9	12-12,13	21732 Moneta	.935		110 x 371	RA	8
10	18-24,25	21829 Moneta	1.204	1	82.5 x 635	RA	10
11	18-26,27,6	21901 Moneta	2.405	1	165 x 635	RM25D	53
12	20-9,10	21809 Figueroa	.777	2	165 x 205	RM25D	19
13	21-7	422 W. 218th St.	.392	1	122 x 140	RS	3
14	21-23,24,25,26	21900 Figueroa	2.492	TP	356 x 305	RM25D	62
15	18-10,63	400 W. 220th St.	2.62		381 x 300	RM25D	66
16	6-62	21204 Figueroa	.84	2	120 x 310	RS	7
17	20-69	21731 Figueroa	.303		65 x 203	RM25D	7
18	20-73	21823 Figueroa	.47	1	116 x 180	RM25D	12
19	7341-1-17,18	22211 Figueroa	.53	3	110 x 210	RM25D	13
20	1-9,10	22123 Figueroa	1.53	7	330 x 210	RM25D	38
21	9-16,17	140 W. 220th St.	1.09	3	$173.5 \times 303$	RM25D	10
22	9-18,19	132 W. 220th St.	.32	1	90 x 171	RM25D	8
23	9-20, 21	126 W. 220th St.	. 64	2	odd	RM25D	16
24	9-22,26	120 W. 220th St.	.497	3	71 x 303	RM25D	12
25	P. 11 & 12	135 to 279 W. 223rd	5.16	16	1320 x 180 <u>+</u>	RM25D	100

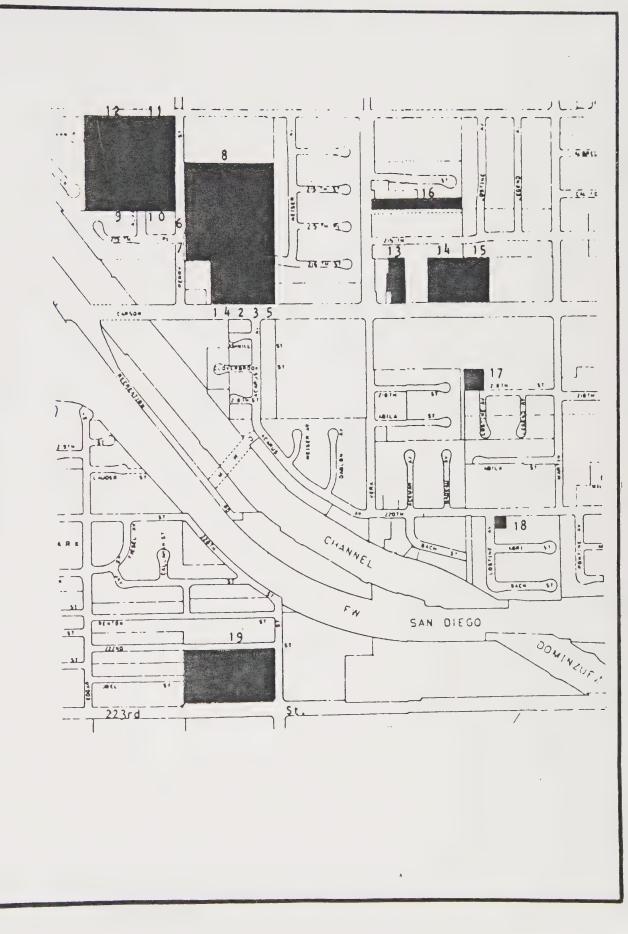






Site #	Assessor's Page-Parcel	Address	Acres	Use	Dimensions	Zone	Units
1	7334-23-75	21306 Main St.	.362		125 x 130	RS	3
2	20-11	21610 Orrick St.	.620		90 x 300	RM25D	16
3	7337-9-33,34	21414 Grace Ave.	1.968		135 x 635	RA	9
4	7335-3-3	235 E. 220th St.	.924	1	132 x 305	RMI 2D	11
5	4-18	230 E. Carson St.	.764	·	60 x 555	RM12D	9
6	4-28	21809 Dolores St.	.462	1	66 x 305	RH12D	6
7	4-27	21745 Dolores St.	.462		66 x 305	RM12D	6
8	4-25	21733 Dolores St.	.497		71 x 305	RM1 2D	
9	5-16	21814 Dolores	.469	1	67 x 305	RM12D	6
10	5-17	21808 Dolores	.405	1	57.9 x 305	RM12D	5
11	5-18	21800 Dolores	.35	1	50 x 305	RM12D	4
12	11-9	532 E. 219th St.	.432	1	66 x 285	RM25D	-11
13	11-10	540 E. 219th St.	.189		66 x 125	RM25D	5
14	11-12	544 E. 219th St.	.471	1	72 x 285	RM25D	12
15	11-15	615 E. 220th St.	.654		100 x 285	RM25D	16
16	11-25	629 E. 219th St.	.386		100 x 168	RM25D	10
17	15-14	540 E. 220th St.	.462		66 x 305	RM25D	6
18	12-16	604 E. 220th St.	.700		100 x 305	RM25D	18
19	15-18	558 E. 220th St.	.462	1	66 x 305	RM12D	6
20	12-17	610 E. 220th St.	.35	1	50 x 305	RM25D	9
21	12-18	618 E. 220th St.	.35		50 x 305	RM25D	
22	12-19	620 E. 220th St.	.70		100 x 305(\u00e4vac	) RH25D	9
23	13-15	605 E. 223rd St.	.514	1	80 x 280	RM2 5D	13
24	14-8,9	22208 Grace St.	.721	1	$64.8 \times 485$	RS	8
25	14-6	535 E. 223rd St.	.848		132 x 280	RM25D	21
26	13-11	22111 Avalon	.534		65 x 358	RS	5
27	13-18,19	22127 Avalon	.859		110 x 340	RS	7
28	6-17 to 24	317 to 349 E. 220th	2.464	11	5 @ 45 x 305 3 @ 42.3x305	RM12D	32
29	7-17-18,19	427-435-439 E.220th	1.334	3	3 @ 63.5x305	RM12D	15
30	21-20,21	318 E. 220th St.	.42	}	60 x 305	RM12D	5
31	21-22	321 E. 220th St.	.42	1	60 x 305	RM12D	5
32	21-25	344 E. 220th St.	.42	1	60 x 305	RM12D	5
33	21-10-11, 12, 13	22036 Dolores	4.77	<u>La</u>	330 x 630	RM12D	57
34	7-20	447 E. 220th St.	.445		$63.5 \times 305$	RM12D	5
35	22-46	22115 Dolores St.	.853	2	74.6 x 498.5	RM12D	10
36	23-12	22129 Dolores	.374		70 x 233	RS	2
37	23-44	226 E. Jay St.	.156		85 x 80	RS	
38	23-34	22137 Dolores St.	.405		70 x 252	RS	3
39	2-8	159 E. 220th St.	.924	1	132 x 205	RM12D	11
40	25-31	22030 Main St.	.328	•	61 x 220	RS	2
41	22-34	224 E. 220th St.	.42	2	60 x 305	RM12D	5
42	22-35	222 E. 220th St.	.42	}	60 x 305	RM12D	5
43	22-36	214 E. 220th St.	.42	1	60 x 305	RM12D	5
44	22-38	204 E. 220th St.	.42	2	60 x 305	RM12D	5
45	23-13	229 E. 223rd St.	.46	1	95 x 210	RM25	11
46	23-12	22715 Dolores St.	.37	2	70 x 233	RM2 5	9
47	24-24	123 E. 223rd St.	.45	1	70 x 280	RM2 5	11
48	23-11	227 E. 223rd St.	.579		90 x 280	RM12D	14
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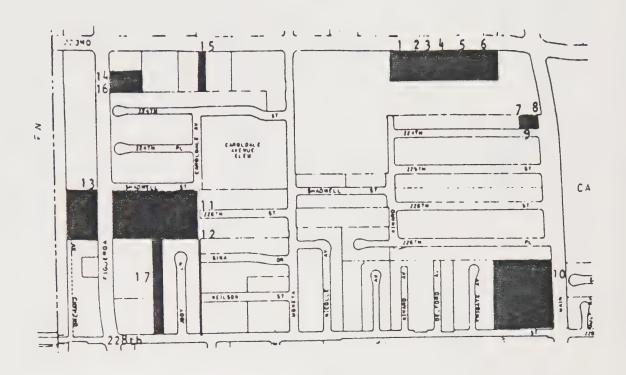






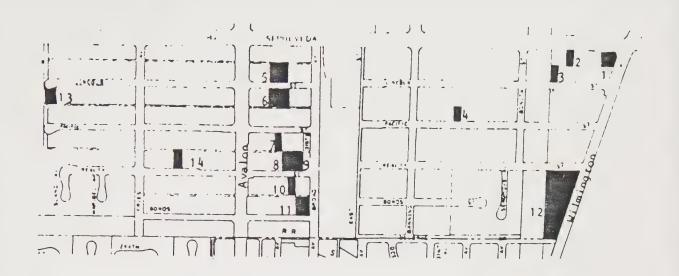
Site !	Assessor's Page-Parcel	Address	Acres Use	Dimensions	Zone Units
1	7327-5-16	1211 E. Carson	.718 2	92 x 310	RH25 23
2	5-18	1243 E. Carson	.430 1	60.5 x 310	RM25)
3	5-19	1249 E. Carson	.430 1	60.5 x 310	RM25 80
4	5-17	1235 E. Carson	.840	118 x 310	RM25
5	5-20	1259 E. Carson	.861	121 x 310	RM25.
6	5-12	21506 Perry	.528 7	330 x 635	RA \
7	5-13	21506 Perry	4.283		RA
8	6-37	21420 Perry	4.811	330 x 635	RS \ 151
9	7-5	21413 Perry	2.5 7		RA /
10	7-6	21413 Perry	2.31		RA
11	7-7	1110 E. 213th St.	2.31	635 x 635	RA
12	7-8	1110 E. 213th St.	2.5		RA
13	7326-20-28	14131 E. Carson	.77 2	odd	RM25 19
14	7326-20-31,32	1459 E. Carson(1)	.71	200 x 310	RM25 18
15	7326-20-33	1501 E. Carson	.904	127 x 310	RM25 23
16	7326-19-38	21430 Vera St.	.93	66 x 615	RS 8
17	7328-12-11,12	1503 E. 218th St.	.313	100 x 150	RS 2
18	7328-19-7	1520 E. 220th St.	.155	75 × 92	RS 1
19	7332-11-16,17	1235 E. 223rd St.	4.08	280 x 635	RS 25





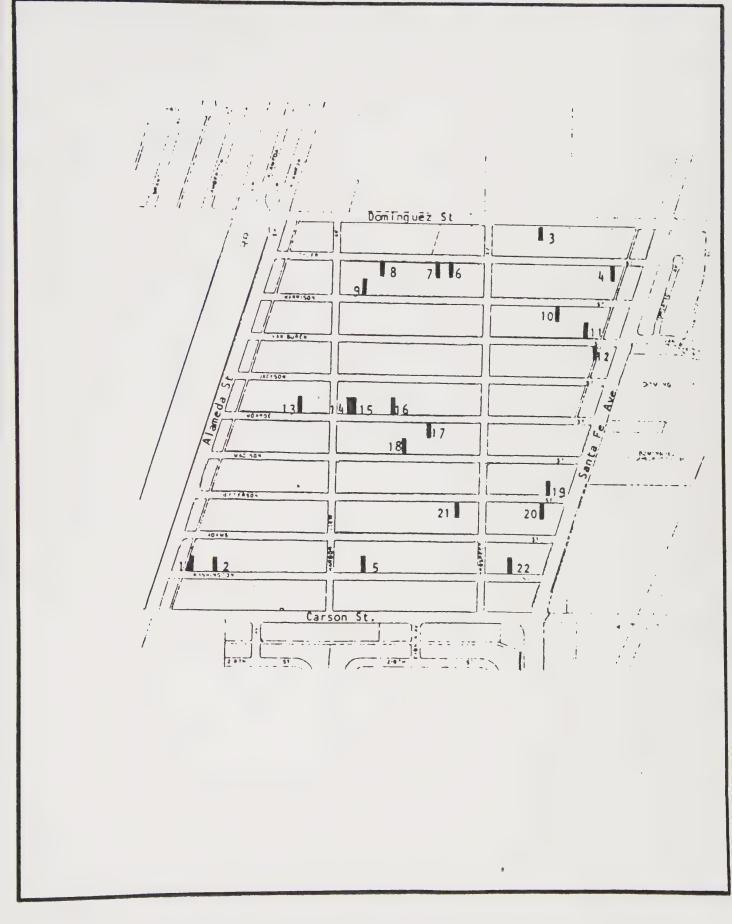
Site 1	Assessor's Page-Parcel	Address	Acres	Use	Dimensions	Zone	Units
1	7341-14-20	200 W. 223rd St.	1.52	5	342 x 193	RM250	38
2	14-21,22	158 W. 223rd St.	. 38	2	85.3 x 193	RM25D	10
3	14-23	154 W. 223rd St.	. 38	1	85.5 x 193	RM250	10
4	. 14-25	140 W. 223rd St.	.19		42.8 x 193	RM250	5
5	14-25,26	138 W. 223rd St.	.57	1	128.2 x 193	RM25D	10
6	14-27	128 W. 223rd St.	.77		171 x 193	RM25D	19
7	14-17	115 W. 224th Pl.	.109		50 x 150	RS	1
8	14-19	105 W. 224th Pl.	.116		50 x 150	RS	1
9	14-30,31	109-113 W. 224th Pl	.110		50 x 150	RS	1
10	19-13,14	22633 Main St.	.64		65 x 431	RM250	109
11	28-1	22518 Figueroa St.	2.952		330 x 598	RS }	30
12	28-2	22606 Figueroa St.	2.47			RS	1
13	530-8	22531 Figueroa St.	.796		165 x 210	' RM25D	
	30-9	22539 Figueroa St.	.796		165 x 210	RM25D	37
14	23-36	22318 Figueroa St.	.401	1	76.3 x 229	RM250	10
15	23-29	418 W. 223rd St.	. 373		60 x 305	RM25D	9
16	23-27	22328 Figueroa St.	.401	4	763 x 229	RM25D	10
17	28-62,63	505 W. 228th St.	.980		66 x 646.5	RM120	12
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	Assessor's					
Site !	Page-Parcel	Address	Acres	Dimensions	Zone	Units
1	7404-1-15,16,17	23903-11 Wilmington	.240	94 x 100	RS	1
2	1-34	926 E. Sepulveda	.104	40 x 113	RS	1
3	1-35	919 Lincoln St.	.105	40 x 114	RS	1
4	7-28	831 Pacific	.105	40 x 114	RS	1
5	13-29	615 Lincoln	.359	125 x 125	RS	5
6	14-24 to 30	616-628 Lincoln	.430	150 x 125	RS	5
7	15-35	624 Pacific	.143	50 x 125	RS	2
8	15-36	629 Realty	.215	75 x 125	RS	3
9	15-903,904	637 Realty	.143	50 x 125	RS	2
10	16-900	630 Realty	. 143	50 x 125	RS	2
11	16-13 to 16	637-641 Bonds	.286	100 x 125	RS	4
12	4-4 and 5	918 to 934 Realty	1.64	odd	RS	9
13	7406-11-903,904	400 E. Lincoln	.289	Ddd	RS	1
14	16-68,69	521-525 Realty	.134	50 x 117	RS	1







Site /	Assessor's Page-Parcel	Address	Acres	Olmensions	Zone Unit
1 3	1-16	2517 Washington	.142	bbe	RM25
2	2 · 15	2551 Washington	.063	25 x 110	RS
3	3-23	2724 Dominquez	,063	25 × 110	RS
4	4-8	2768 Tyler St.	.063	25 x 110	RS
5	3-20	2505 Washington	.063	25 x 110	RS
6	5-5	2662 Tyler St.	.063	25 x 110	RS
7	5-8	2656 Tyler St.	,063	25 x 110	RS
8	5-17	2622 Tyler St.	.063	25 x 110	RS
9	5-28	2613 Harrison St.	.063	25 × 110	RS
10	9-14	2744 Harrison St.	,063	25 x 110	RS
11	9-41	2751 Van Buren	.063	25 x 110	RS ·
12	10-7	2760 Van Buren	.058	odd	RM25 22
13	13 31	2549 Monroe	.063	25 × 110	RS
14	14-22	2601 Monroe	,063	25 x 110	RS
15	14-23	2609 Monroe	.063	25 x 110	RS
16	14-31	2631 Monroe	,063	25 x 110	RS
17	17-9	2630 Honroe	,063	25 × 110	RM25
18	17-31	2637 Madison	.063	25 x 110	RS
19	21-24	2733 Jefferson	.063	25 x 110	RS
20	22-4	2730 Jefferson	.063	25 x 110	RS ·
21	23-4	2666 Jefferson	,063	25 x 110	RS
22	5-13	2711 Washington	.063	25 x 110	88





